



City of Stuart

AGENDA

REGULAR MEETING OF THE STUART CITY COMMISSION

MAY 23, 2022

AT 5:30 PM

COMMISSION CHAMBERS

121 SW FLAGLER AVE.

STUART, FLORIDA 34994

CITY COMMISSION

**Mayor Merritt Matheson
Vice Mayor Troy McDonald
Commissioner Becky Bruner
Commissioner Eula R. Clarke
Commissioner Mike Meier**

ADMINISTRATIVE

**City Manager, David Dyess
City Attorney, Michael J. Mortell
City Clerk, Mary R. Kindel**

Agenda items are available on our website at <http://www.cityofstuart.us>
Phone: (772) 288-5306. Fax: (772) 288-5305. E-mail: mkindel@ci.stuart.fl.us

In compliance with the Americans with Disabilities Act (ADA), anyone who needs a special accommodation to attend this meeting should contact the City's ADA coordinator at 772-288-5306 at least 48 hours in advance of the meeting, excluding Saturday and Sunday.

If a person decides to appeal any decision made by the Board with respect to any matter considered at this meeting, he will need a record of the proceeding, and that for such purpose he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

(RC) next to an item denotes there is a City Code requirement for a Roll Call vote.

(QJ) next to an item denotes that it is a quasi-judicial matter or public hearing.

WHAT IS CIVILITY? Civility is caring about one's identity, needs and beliefs without degrading someone else's in the process. Civility is more than merely being polite. Civility requires staying "present" even with those persons with whom we have deep-rooted and perhaps strong disagreements. It is about constantly being open to hear, learn, teach and change. It seeks common ground as a beginning point for dialogue. It is patience, grace, and strength of character. Civility is practiced in our City Hall.

PUBLIC COMMENT: If a member of the public wishes to comment upon ANY subject matter, including quasi-judicial matters, please submit a Request to Speak form. These forms are available in the back of the Commission Chambers, and should be given to the City Clerk prior to introduction of the item number you would like to address.

CONSENT CALENDAR: Those matters included under the Consent Calendar are self-explanatory, non-controversial, and are not expected to require review or discussion. All items will be enacted by one motion. If discussion on an item is desired by any City Commissioner that item may be removed by a City Commissioner from the Consent Calendar and considered separately. If an item is quasi-judicial it may be removed by a Commissioner or any member of the public from the Consent Calendar and considered separately.

QUASI-JUDICIAL HEARINGS: Some of the matters on the Agenda may be "quasi-judicial" in nature. City Commissioners will disclose all ex-parte communications, and may be subject to voir dire by any interested party regarding those communications. All witnesses testifying will be "sworn" prior to their testimony. However, the public is permitted to comment without being sworn. Unsworn testimony will be given appropriate weight and credibility by the City Commission.

ROLL CALL

PLEDGE OF ALLEGIANCE

COMMENTS BY CITY COMMISSIONERS

COMMENTS BY CITY MANAGER

APPROVAL OF AGENDA

COMMENTS FROM THE PUBLIC (3 Minutes Max.)

CONSENT CALENDAR

1. APPROVAL OF 05/09/2022 CCM MINUTES (RC)
2. STATE REVOLVING FUND AMENDMENT #1 TO LOAN AGREEMENT DW430450 (RC):

RESOLUTION No. 47-2022; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, ADOPTING AMENDMENT 1 TO THE STATE OF FLORIDA DRINKING WATER STATE REVOLVING FUND LOAN PROGRAM FOR THE ALTERNATIVE WATER SUPPLY PROJECT DW430450; AUTHORIZING THE MAYOR TO EXECUTE AMENDMENT 1; DESIGNATING AUTHORIZED REPRESENTATIVE; PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

3. AUTHORIZING AN APPLICATION TO FDOT TO ILLUMINATE THE ROOSEVELT BRIDGE FOR INDEPENDENCE DAY (RC):

RESOLUTION No. 54-2022; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AUTHORIZING AN APPLICATION TO THE FLORIDA

DEPARTMENT OF TRANSPORTATION REQUESTING PERMISSION TO ILLUMINATE THE ROOSEVELT BRIDGE IN STUART WITH RED, WHITE, AND BLUE LIGHTING FOR THE WEEK OF JULY 4TH, 2022 IN CELEBRATION OF INDEPENDENCE DAY; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

4. BA #14-2022; KIWANIS CLUB DONATION FOR PARK IMPROVEMENTS (RC):

RESOLUTION No. 55-2022; BUDGET AMENDMENT No. 14; RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AUTHORIZING BUDGET AMENDMENT No. 14-2022 TO THE 2021-2022 FISCAL YEAR BUDGET; APPROVING A DONATION FROM THE KIWANIS CLUB OF STUART, FLORIDA IN THE AMOUNT OF \$2,534.85 TO THE GENERAL FUND REVENUES, 'DONATION TO RECREATION' FOR KIWANIS PARK IMPROVEMENTS; AND AUTHORIZING PARKS AND GROUNDS MAINTENANCE TO EXPEND \$2,534.85 FOR A BUTTERFLY SIGN AT KIWANIS PARK.

END OF CONSENT CALENDAR

COMMISSION ACTION

5. APPOINT VOTING DELEGATE TO FLORIDA LEAGUE OF CITIES (RC)
6. CITY OF STUART COMMUNITY DEVELOPMENT BLOCK GRANT HOUSING REHABILITATION PROGRAM POTENTIAL CONFLICT DISCLOSURE (RC)
7. PALM CITY RD TRAFFIC CONTROL DEVICE (RC):

RESOLUTION No. 53-2022; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA TO APPROVE THE INSTALLATION OF A 4-WAY STOP INTERSECTION ON PALM CITY RD; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

ORDINANCE SECOND READING

8. INDIAN STREET SELF STORAGE DEVELOPMENT (QUASI JUDICIAL)(RC):

ORDINANCE No. 2482-2022; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, APPROVING A MAJOR AMENDMENT TO A COMMERCIAL PLANNED UNIT DEVELOPMENT (CPUD) FOR A 6.59-ACRE PROPERTY AT 1053 SOUTHEAST INDIAN STREET; LOCATED APPROXIMATELY ONE-HALF MILE EAST OF THE INTERSECTION AT WILLOUGHBY ROAD AND SE INDIAN STREET ON THE NORTH SIDE OF THE ROAD, SAID LAND BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED; ESTABLISHING THE BEE SAFE STORAGE CPUD CONSISTING OF ONE, THREE-STORY, 135,000-SQUARE-FOOT SELF STORAGE BUILDING AND EIGHT, ONE-STORY STORAGE BUILDINGS; PROVIDING FOR CERTAIN DEVELOPMENT DOCUMENTS AND CONDITIONS; DECLARING THE PLAN TO BE CONSISTENT WITH THE CITY'S COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

9. ATLANTIC POINT MARINA - FUTURE LAND USE MAP CHANGE - MIDDLE ISLAND MANAGEMENT & DEVELOPMENT, LLC (QUASI-JUDICIAL)(RC):

ORDINANCE No. 2485-2022; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING THE FUTURE LAND USE MAP OF THE CITY'S COMPREHENSIVE PLAN THEREBY CHANGING THE FUTURE LAND USE DESIGNATION FROM "INDUSTRIAL" TO "MARINE INDUSTRIAL" FOR MIDDLE ISLAND MANAGEMENT AND DEVELOPMENT, LLC OWNER OF PROPERTY LOCATED AT 75 NW FLAGLER AVENUE, ADJACENT TO THE ST. LUCIE RIVER, PARALLEL TO NW FLAGLER AVENUE, NORTH DIXIE HIGHWAY, AND THE FEC RAILWAY, AS DESCRIBED WITHIN THE ATTACHED LEGAL DESCRIPTION; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

10. ATLANTIC POINT MARINA - MAJOR URBAN CODE CONDITIONAL USE APPROVAL (QUASI JUDICIAL)(RC):

RESOLUTION No. 43-2022; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA," GRANTING A MAJOR URBAN CODE CONDITIONAL USE APPROVAL FOR MIDDLE ISLAND MANAGEMENT AND DEVELOPMENT, LLC OWNER OF PROPERTY LOCATED AT 75 NW FLAGLER AVENUE, ADJACENT TO THE ST. LUCIE RIVER, PARALLEL TO NW FLAGLER AVENUE, NORTH DIXIE HIGHWAY, AND THE FEC RAILWAY, AS DESCRIBED WITHIN THE ATTACHED LEGAL DESCRIPTION; REQUIRING SPECIFIC POLICIES TO BE CONSIDERED INCLUDING LAND USES, PARKING PROVISIONS, LANDSCAPE BUFFER WIDTHS, BUILDING WALL MATERIALS, ROOF PITCH, ROOF MATERIALS, ARCADES, PORCHES, OUTBUILDINGS AND BALCONIES ALLOWING FOR A BOAT BARN, RESTAURANT, SHIP STORE, BOAT SLIPS, AND ASSOCIATED MARINA USES; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR A TIMETABLE OF DEVELOPMENT; PROVIDING FOR CONDITIONS OF APPROVAL; AND FOR OTHER PURPOSES.

ORDINANCE FIRST READING

11. STUART COURTHOUSE UPUD (QUASI-JUDICIAL) (RC):

ORDINANCE No. 2489-2022; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, APPROVING A REZONING FROM URBAN CENTER TO URBAN PLANNED UNIT DEVELOPMENT (UPUD) LOCATED AT 151 & 191 S.E. OCEAN BLVD, SAID LAND BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED; ESTABLISHING THE STUART COURTHOUSE UPUD CONSISTING OF FIFTY TWO NEW (52) RESIDENTIAL UNITS AND 5,778 SQUARE FEET OF OFFICE/COMMERCIAL USE IN ACCORDANCE WITH SECTION 2.07.00 OF THE STUART LAND DEVELOPMENT CODE; ALLOWING A DENSITY OF 29.7 DWELLING UNITS PER ACRE ON A 1.06 ACRE SITE; APPROVING A FINAL SITE PLAN; PROVIDING FOR DEVELOPMENT CONDITIONS INCLUDING A TIMETABLE FOR DEVELOPMENT, DECLARING THE PLAN TO BE CONSISTANT WITH THE CITY'S COMPREHENSIVE PLAN; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

DISCUSSION AND DELIBERATION

ADJOURNMENT

**CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
City Commission**

Meeting Date: 5/23/2022

Prepared by: Susej Meleqi

Title of Item:

APPROVAL OF 05/09/2022 CCM MINUTES (RC)

Summary Explanation/Background Information on Agenda Request:

APPROVAL OF 05/09/2022 CCM MINUTES (RC)

Funding Source:

N/A

Recommended Action:

Approve Minutes.

ATTACHMENTS:

1. 05092022 CCM Minutes

MINUTES
REGULAR MEETING OF THE STUART CITY COMMISSION
MAY 9, 2022
AT 4:00 PM
COMMISSION CHAMBERS
121 SW FLAGLER AVE.
STUART, FLORIDA 34994

CITY COMMISSION

Mayor Merritt Matheson
Vice Mayor Troy McDonald
Commissioner Becky Bruner
Commissioner Eula R. Clarke
Commissioner Mike Meier

ADMINISTRATIVE

City Manager, David Dyess
City Attorney, Michael J. Mortell
City Clerk, Mary R. Kindel

ROLL CALL

4:00 PM

PRESENT: Mayor Matheson, Vice Mayor McDonald, Commissioner Bruner, Commissioner Clarke, Commissioner Meier.

PLEDGE OF ALLEGIANCE

1. ARTS MOMENT - "THE FOLDING CITY" - A PRESENTATION BY CARSON KATRI OF CLARK ADVANCED LEARNING CENTER

Dr. Danisha Bonds, Career Coordinator at Clark Advanced Learning Center, spoke about the Clark Advanced Learning Center and introduced one of her students, Carson Katri. Carson presented a step by step on how he was able to make the City of Stuart digitally fold in half and showed the video he made of Downtown Stuart folding in half.

2. CERTIFICATE OF RECOGNITION FOR STEVAN WEISS

Roz Johnson, Director of Human Resources for The City of Stuart, gave an introduction about the internship program we had with Clark Advanced Learning Center and introduced Stevan Weiss, Intern with The City. Mr. Weiss thanked the City of Stuart and Ms. Johnson for his time here.

PROCLAMATIONS

4:14 PM

3. MINORITY HEALTH MONTH - APRIL 2022

Patsy Lindo-Wood, Program Administrator from the Department of Health accepted the Proclamation. Ms. Lindo-Wood expressed her gratitude for the Proclamation and spoke about Minority Health Month.

4. LETTER CARRIERS' *STAMP OUT HUNGER* FOOD DRIVE DAY - MAY 14, 2022

Diane Grant, House of Hope Development & Outreach Coordinator and Amy Belisle, House of Hope Development Manager accepted the Proclamation and announced recent accomplishments of the House of Hope.

5. SAFE BOATING WEEK - MAY 17-22, 2022

Volunteers from US Coast Guard Auxiliary Flotilla 59 accepted the Proclamation. Ms. Sherri O'Neil, Vice Commander of Flotilla 59 thanked the City and provided statistics from the Coast Guard Auxiliary. In addition, they awarded Mayor Matheson with the Bravo Zulu Award.

6. FLORIDA EMANCIPATION DAY - MAY 20, 2022

Jimmy Smith, President of the NAACP, accepted the Proclamation. Mr. Smith thanked all the Commissioners, City Manager, and City Attorney and spoke on the history of Emancipation Day. Invited everyone to join the Emancipation Day event on May 20, 2022 to the Love Temple Church of God.

7. HISTORIC PRESERVATION MONTH - MAY 2022

Sherry Lee, Martin County Historic Preservation Board Member, accepted the Proclamation, thanked the Commissioners and announced the ongoing events in May at the historic properties throughout the City and County.

8. MENTAL HEALTH AWARENESS MONTH - MAY 2022; NATIONAL ALLIANCE ON MENTAL ILLNESS (NAMI)

Recipient not present to accept Proclamation.

9. MENTAL HEALTH AWARENESS MONTH - MAY 2022; NEW HORIZONS

Recipient not present to accept Proclamation.

10. GARDEN WEEK - JUNE 5-11, 2022

Mary Jane DuCoin, 2nd Vice President of the Garden Club of Stuart and Ann McCormick, Garden Week Chairman, accepted the Proclamation. Ms. DuCoin spoke about the history of the Garden Club, thanked the City for acknowledging Garden Week and presented the City with a beautiful bouquet of flowers.

PRESENTATIONS

4:50 PM

11. STUART MAIN STREET ANNUAL UPDATE

Candance Callahan, Executive Director of Stuart Main Street, provided a presentation on the history of Stuart Main Street and their accomplishments, the history of The Flagler Center, the various events they host and organize, future plans, and reporting.

Questions and discussions took place between the Commissioners and Ms. Callahan.

- State Main Street is taking place in Stuart in the Spring of 2024.
- The Lyrics, 6 week Summer Camp.
- Special weekends when Main Street doesn't operate.
- Any changes in the parking due to the new specialized parking from Hudson's on The River Restaurant.

COMMENTS BY CITY COMMISSIONERS

5:10 PM

Commissioner Meier

- Congratulated Mayor Matheson on receiving the Bravo Zulu Award from the US Coast Guard Auxiliary Flotilla 59.
- Spoke on the Affordable Connectivity Program as part of the bipartisan infrastructure bill. Mentioned that the government is pushing all major internet companies to provide 100mb per second internet service at no more than \$30 a month. To see the income limit, you can go to www.getinternet.gov. Wanted to ensure that staff is aware and would like to spread the word on our social media so our residents who are entitled to it can take advantage of it.

Commissioner Clarke

- Commented on how pleased she was with the Arbor Day planting event at Gertrude Walden.
- Noted safety concerns about the curb at the railroad tracks on Florida St.
- Asked if we contacted the County Administrator and Airport Manager for a date certain for a presentation about airport noise.
- Mentioned that May 1 was Law Day and spoke about the Law Justice event at St Monica Episcopal Church - Sunday, May 15, 2022 at 11:00 AM.
- Thanked the Mayor for celebrating Emancipation day and stated the event at the Love Temple Church of God.

Vice Mayor McDonald

- Happy to hear the Governor vetoed the rooftop solar bill.
- Requested an update on Fire Station #3.

Mayor Matheson

- Stated he spoke to Lieutenant Cornal Polk of the Army Corp to set up another boat tour in the South fork tentative date is June 9, 2022.
- Would like to contribute some of the Mayor's budget funds to assist in the Emancipation

day event and thanked Commissioner Clarke for continuing the Emancipation event.

- Stated he would also like to use the Mayor's funds for himself and pay for half of his Martin County Leadership class.

Mr. Dyess stated that those funds are not meant for personal use and would like feedback from other Commissioners on the subject.

Commissioners discussed how the budget should be used and spoke about education training.

Commissioners stated they would wait and consider it.

COMMENTS BY CITY MANAGER

5:25 PM

David Dyess, City Manager

- Stated that the Airport Noise Advisory Committee (ANAC) presentation will be at the first meeting in July.

Vice Mayor McDonald requested the records for the proposed 60 DNL Interlocal agreement, and would like it sent out to Commissioners prior to the meeting.

Commissioner Clarke wanted to know the history of proposals from ANAC.

- Commented that Milton Leggett, Director of Public Works, has an onsite meeting at the railroad crossing on Florida St.
- Stated that the site plan for Station 3 has been completed and is awaiting on the design portion.
- Mr. Rick Walker, a citizen, contributed a mini free library in Oleander Park.
- Announced that the City was notified that we were awarded a grant of City Wide Vulnerability Assessment in Resiliency plan.
- Pulled Item #15 and mentioned that there is a scheduled conference call and after the call takes place we will know if the item needs to come before the Commission.

APPROVAL OF AGENDA

5:31 PM MOTION: Approve pulling Item #15.

MOVED BY: Eula Clarke

SECONDED BY: Troy McDonald

Motion approved unanimously.

COMMENTS FROM THE PUBLIC (3 Minutes Max.)

1.) Jimmy Smith - SE Apache Ave.; Spoke on Atlantic Point Marina project and is in favor of the project.

2.) Tom Whittington - SE St. Lucie Blvd.; Stated he is in favor of the Atlantic Point Marina project.

3.) Gwendolyn Hall-Brinkley - SW Majorca Ave, PSL.; Recommended everyone to attend any events put on by the Black Heritage Initiative group of Martin County. Spoke about the event that happened in the One Room Colored School House. Also commented on the Eula Clarke

Mother's Day Basketball Tournament.

CONSENT CALENDAR

12. APPROVAL OF 04/25/2022 CCM MINUTES (RC)

13. BUDGET AMENDMENT FOR WALMART DONATION TO PUBLIC SAFETY (RC):

RESOLUTION NO. 09-2022; BA #3-2022; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AUTHORIZING BUDGET AMENDMENT NUMBER 3 TO THE 2022 OPERATING BUDGET; AUTHORIZING RECEIPT AND APPROPRIATION OF A DONATION FROM WALMART CORPORATION AUTHORIZING THE EXPENDITURE OF FUNDS FOR POLICE COMMUNITY EVENTS; AND PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

14. AWARD OF ITB #2022-109: DOWNTOWN FLOATING DOCK REPLACEMENT PROJECT (RC):

RESOLUTION No. 51-2022; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA APPROVES THE AWARD OF ITB #2022-109, DOWNTOWN FLOATING DOCK REPLACEMENT PROJECT TO THE LOWEST, RESPONSIVE, AND RESPONSIBLE BIDDER WITH A TOTAL UNIT PRICE OF \$49,690.00 TO UNDERWATER ENGINEERING SERVICES, INC. OF FORT PIERCE, FLORIDA PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

END OF CONSENT CALENDAR

5:40 PM MOTION: Move Approval.

MOVED BY: Mike Meier

SECONDED BY: Troy McDonald

Motion approved unanimously.

COMMISSION ACTION

15. CITY OF STUART COMMUNITY DEVELOPMENT BLOCK GRANT HOUSING REHABILITATION PROGRAM CONFLICT DISCLOSURE (RC)

PULLED FROM AGENDA.

16. LAND USE CHANGE TO CONSERVATION WITHIN AVONLEA (RC):

RESOLUTION No. 50-2022; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA TO REQUEST AUTHORIZATION FOR STAFF TO COMMENCE A CITY INITIATED PROCESS TO DESIGNATE A CITY FUTURE LAND USE OF CONSERVATION ON CERTAIN TRACTS IDENTIFIED WITHIN THE NEW AVONLEA PLANNED UNIT DEVELOPMENT (PUD), PROVIDING FOR SEVERABILITY, PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

5:42 PM

Kev Freeman, Director of Development, presented the project and spoke about the subjected parcels to be put into conservation.

5:43 PM MOTION: Move for approval.

MOVED BY: Troy McDonald

SECONDED BY: Becky Bruner

Motion approved unanimously.

Commissioner Meier asked if this resolution would require a re-plat or what level of investment of time would be on staff.

Mr. Freeman stated what staff's involvement would be.

17. ATLANTIC POINT MARINA – MAJOR URBAN CODE CONDITIONAL USE APPROVAL – (REQUEST FOR CONTINUANCE TO A DATE CERTAIN OF MAY 23, 2022 CCM)

RESOLUTION No. 43–2022; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, GRANTING A MAJOR URBAN CODE CONDITIONAL USE APPROVAL FOR MIDDLE ISLAND MANAGEMENT AND DEVELOPMENT, LLC OWNER OF PROPERTY LOCATED AT 75 NW FLAGLER AVENUE, ADJACENT TO THE ST. LUCIE RIVER, PARALLEL TO NW FLAGLER AVENUE, NORTH DIXIE HIGHWAY, AND THE FEC RAILWAY, AS DESCRIBED WITHIN THE ATTACHED LEGAL DESCRIPTION; ALLOWING URBAN DESIGN VARIANCES TO THE URBAN WATERFRONT DISTRICT SUCH AS THE MAXIMUM CUMULATIVE FRONT BUILDING FAÇADE WIDTH OF 160 FEET, THE REQUIREMENT TO PROVIDE ADDITIONAL VISTA REQUIREMENTS FOR A BUILDING FAÇADE 100 FEET OR MORE IN WIDTH, MAXIMUM BUILDING HEIGHT OF THREE STORIES AND 35 FEET, THE REQUIREMENT TO PROVIDE BALCONIES ON THE WATERFRONT SIDE OF A BUILDING, FROM CERTAIN ARCHITECTURAL STANDARDS AND REGULATIONS AND SIDE SETBACKS OF NOT LESS THAN 10 FEET ON EACH SIDE; IN ORDER TO BUILD A BOAT BARN, RESTAURANT, SHIP STORE, BOAT SLIPS, AND ASSOCIATED MARINA USES. PROVIDING AN EFFECTIVE DATE; PROVIDING FOR A TIMETABLE OF DEVELOPMENT; PROVIDING FOR CONDITIONS OF APPROVAL; AND FOR OTHER PURPOSES.

5:47 PM MOTION: Move for Approval
MOVED BY: Eula Clarke
SECONDED BY: Troy McDonald
Motion approved unanimously.

ORDINANCE SECOND READING

None.

ORDINANCE FIRST READING

18. INDIAN STREET SELF STORAGE DEVELOPMENT (RC):

ORDINANCE No. 2482-2022; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, APPROVING A MAJOR AMENDMENT TO A COMMERCIAL PLANNED UNIT DEVELOPMENT (CPUD) FOR A 6.59-ACRE PROPERTY AT 1053 SOUTHEAST INDIAN STREET; LOCATED APPROXIMATELY ONE-HALF MILE EAST OF THE INTERSECTION AT WILLOUGHBY ROAD AND SE INDIAN STREET ON THE NORTH SIDE OF THE ROAD, SAID LAND BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED; ESTABLISHING THE BEE SAFE STORAGE CPUD CONSISTING OF ONE, THREE-STORY, 135,000-SQUARE-FOOT SELF STORAGE BUILDING AND EIGHT, ONE-STORY STORAGE BUILDINGS; PROVIDING FOR CERTAIN DEVELOPMENT DOCUMENTS AND CONDITIONS; DECLARING THE PLAN TO BE CONSISTENT WITH THE CITY'S COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

5:49 PM

Erin Wohlitka, Senior Planner, gave a brief history of the site, spoke about the access and traffic patterns, landscaping, architecture, stormwater, and listed the 3 requested waivers.

Morris Crady, Lucido & Associates, presented the project and gave some insight on what the project entails.

Al Leonard, President of Bee Safe Storage spoke about the history of Bee Safe and handed out a packet with pictures of the inside of the facility.

Mayor Matheson spoke about the project and stated he is looking for the 1ft in the sidewalks.

Commissioner Bruner stated that she is in favor of this project.

Commissioner Clarke requested staff to speak on the vote about this project in LPA.

Mrs. Wohlitka stated the 3 reasons why LPA recommended denying the project.

Commissioners and staff continued discussion and questions.

6:24 PM MOTION: Move per staff recommendation.

MOVED BY: Troy McDonald

SECONDED BY: Becky Bruner

Motion approved unanimously.

- 19. ATLANTIC POINT MARINA - FUTURE LAND USE MAP CHANGE - MIDDLE ISLAND MANAGEMENT & DEVELOPMENT, LLC (RC):**

ORDINANCE No. 2485-2022; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING THE FUTURE LAND USE MAP OF THE CITY'S COMPREHENSIVE PLAN THEREBY CHANGING THE FUTURE LAND USE DESIGNATION FROM "INDUSTRIAL" TO "MARINE INDUSTRIAL" FOR MIDDLE ISLAND MANAGEMENT AND DEVELOPMENT, LLC OWNER OF PROPERTY LOCATED AT 75 NW FLAGLER AVENUE, ADJACENT TO THE ST. LUCIE RIVER, PARALLEL TO NW FLAGLER AVENUE, NORTH DIXIE HIGHWAY, AND THE FEC RAILWAY, AS DESCRIBED WITHIN THE ATTACHED LEGAL DESCRIPTION; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

6:25 PM

Mayor Matheson passed the gavel to Vice Mayor McDonald.

City Attorney Mike Mortell placed 2 people under oath: Kev Freeman, Director of Development, and Don Cuzzo, Applicant representative.

Mr. Dyess spoke about a citizen sighting a Bald Eagle nest in Haney Creek and spoke about what is being done.

Mr. Freeman gave a presentation on the site and stated the land use, data and analysis, and provided staff recommendations.

Mr. Cuzzo presented aerial shots of the site, maps, existing future land use, spoke about the proposed future land use - Marine Industrial, and requested the Commissioners' approval on the land use change.

Commissioner Meier asked if he could have a determination level of service for Flagler before the second reading.

Commissioner Clarke asked what amount of waterfront is industrial marine that we currently have now in our comp plan.

Mr. Freeman responded that we currently have 12.6 acres of marine industrial.

Commissioners discussed the change of land use.

6:51 PM

- 1.) Joan Goodrich - SE Monterey Commons Blvd.; In favor of the land use change.
- 2.) Brent Waddel - NE Kubin Ave.; In favor of the land use change.
- 3.) Jimmy Smith - SE Apache Ave.; In favor of the land use change and project.
- 4.) Douette Price - SE Fourwinds Dr.; In favor of the land use change and project.
- 5.) Robin Cartwright - SE Hibiscus Ave.; In favor of the land use change, spoke on the CBP, made mention of a discrepancy in the max buildout, mentioned the citizens appreciate that the Commission is now looking at the future land use separately from the site plan.
- 6.) Helen McBride - SE Flamingo Ave.; In favor of the land use change.

6:57 PM

Mr. Freeman addressed the maximum build out.

6:49 PM MOTION: Approve.

MOVED BY: Mike Meier

SECONDED BY: Eula Clarke

Motion approved unanimously.

DISCUSSION AND DELIBERATION

None.

ADJOURNMENT

6:59 PM

Mary R. Kindel, City Clerk

Merritt Matheson, Mayor

**Minutes to be approved at the Regular Commission
Meeting this 23rd day of May, 2022.**

CITY OF STUART, FLORIDA

AGENDA ITEM REQUEST

City Commission

Meeting Date: 5/23/2022

Prepared by: Timothy Voelker, Janine Wilde

Title of Item:

STATE REVOLVING FUND AMENDMENT #1 TO LOAN AGREEMENT DW430450 (RC):

RESOLUTION No. 47-2022; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, ADOPTING AMENDMENT 1 TO THE STATE OF FLORIDA DRINKING WATER STATE REVOLVING FUND LOAN PROGRAM FOR THE ALTERNATIVE WATER SUPPLY PROJECT DW430450; AUTHORIZING THE MAYOR TO EXECUTE AMENDMENT 1; DESIGNATING AUTHORIZED REPRESENTATIVE; PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:

On November 8, 2021, the City of Stuart adopted Resolution No. 114-2021, authorizing the Drinking Water Facilities State Revolving Fund (SRF) loan application in the amount of \$17,319,799.00 (excluding capitalized interest) for construction of the Alternative Water Supply project. The SRF loan application was submitted to the Florida Department of Environmental Protection (FDEP) on November 15, 2021.

On February 14, 2022, the City of Stuart adopted Resolution No. 20-2022 authorizing the execution of the loan agreement with FDEP under the Drinking Water SRF for construction of the Alternative Water Supply project.

Bids received for construction of the Reverse Osmosis (RO) Water Treatment Plant (WTP) Facility were higher than the engineer's opinion of probable construction cost, which created a funding shortfall for construction of the deep injection well modifications and concentrate pipeline. The well and pipeline are two components of the Alternative Water Supply project.

Therefore, the City requested an increase of \$4,888,901.00 to the overall loan amount with FDEP to cover the shortfall in funding. The City was listed for the funding increase at the FDEP SRF Priority List meeting held on February 23, 2022. The overall loan amount will increase from \$17,319,799.00 to \$22,208,700.00 (excluding capitalized interest). Amendment 1 is to formally incorporate this increase into the existing FDEP SRF Loan Agreement DW430450.

Funding Source:

Funds have been budgeted under both the Water Treatment Team and Water Reclamation Team – Capital Outlay for Fiscal Year 2022. Funds will also be budgeted in Fiscal Year 2023 since this is a multi-year project.

Recommended Action:

Move approval of Resolution No. 47-2022.

ATTACHMENTS:

1. R47-2022 State Revolving Fund Amendment 1 To Loan Agreement DW430450
2. DW430450 Amendment 1



**BEFORE THE CITY COMMISSION
CITY OF STUART, FLORIDA**

RESOLUTION NUMBER 47-2022

**A RESOLUTION OF THE CITY COMMISSION OF THE
CITY OF STUART, FLORIDA,
ADOPTING AMENDMENT 1 TO THE STATE OF
FLORIDA DRINKING WATER STATE REVOLVING
FUND LOAN PROGRAM FOR THE ALTERNATIVE
WATER SUPPLY PROJECT DW430450; AUTHORIZING
THE MAYOR TO EXECUTE AMENDMENT 1;
DESIGNATING AUTHORIZED REPRESENTATIVE;
PROVIDING AN EFFECTIVE DATE, AND FOR OTHER
PURPOSES.**

* * * * *

WHEREAS, Florida Statutes provide for loans to local government agencies to finance the construction of clean water projects; and

WHEREAS, Florida Administrative Code rules require authorization to apply for loans, to establish pledged revenues, to designate an authorized representative; to provide assurances of compliance with loan program requirements; and to enter into a loan agreement; and

WHEREAS, the City of Stuart, Florida (the “City”) previously adopted Resolution No. 114-2021 on November 8, 2021 authorizing the loan application, establishing pledged revenues, providing assurances, and designating authorized representatives; and

WHEREAS, the City, previously adopted Resolution No. 20-2022 on February 14, 2022 approving the form and authorizing the execution of the loan agreement, with the State of Florida Department of Environmental Protection (“FDEP”) under the Drinking Water State Revolving Fund for project financing; and

WHEREAS, the City, now intends to approve Amendment 1 to Loan Agreement DW430450 (“Amendment 1”) increasing the overall loan amount with the FDEP under the Drinking Water State Revolving Fund for project financing by \$4,888,901.00, from \$17,319,799.00 to \$22,208,700.00, excluding capitalized interest; and

WHEREAS, the Project is a large-scale mitigation activity with regional benefit that will alleviate current vulnerabilities and increase the reliable, resilient, and safe supply of drinking water for the City.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA that:

SECTION 1: The foregoing findings are incorporated herein by reference and made a part hereof.

SECTION 2: A Request For Inclusion Form has been submitted to the Florida Department of Environmental Protection for the \$22,208,700.00 loan, excluding capitalized interest, to finance the Project. (the “Loan”).

SECTION 3: The revenues pledged for the repayment of the Loan are net water and sewer utility system revenues after payment of debt service on the City’s Subordinate Lien Public Utilities Revenue Refunding Note, Series 2006, Subordinate Lien Public Utilities Revenue Refunding Note, Series 2007, Subordinate Lien Public Utilities Revenue Refunding Note, Series 2011, any obligations which refund some or all of the obligations described in above and do not increase the annual debt service payment during the repayment of the Loan and any new money obligations incurred in the future on parity or senior lien basis therewith. The debt service on the Loan will be on parity basis with State Revolving Fund Loan WW430400, State Revolving Fund Loan DW430410, State Revolving Fund Loan DW430420, State Revolving Fund Loan DW430430, State Revolving Fund Loan DW430431, and State Revolving Fund Loan DW430440.

SECTION 4: If net utility systems revenues are insufficient in any fiscal year to pay the debt service due pursuant to Amendment 1 in such fiscal year, the City shall covenant, in Amendment 1, to budget and appropriate legally available non-ad valorem revenues in the amount of the deficiency. Notwithstanding any provisions of this Resolution or Amendment 1 to the contrary, (i) Amendment 1 and the indebtedness evidenced thereby shall not constitute a lien upon any real or personal property of the City, or any part thereof, or any other tangible personal property of or in the City, but shall constitute a lien only on funds budgeted and appropriated for the repayment of the loan, all in the manner and to the extent provided in Amendment 1, and (ii) the City shall never be obligated to maintain or continue any of the activities of the City which generate user service charges, regulatory fees or any non-ad valorem revenues.

SECTION 5: The City’s Financial Services Director is hereby designated as the authorized representative to provide assurances and commitments required by the loan application.

SECTION 6: The Mayor is hereby designated as the authorized representative to execute Amendment 1 to be subsequently approved in substantially final form by the City Commission, which will become a binding obligation in accordance with its terms when signed by both parties. The Mayor is authorized to represent the City in carrying out the City’s responsibilities under Amendment 1. The Mayor is authorized to delegate responsibility to

appropriate staff to carryout technical, financial, and administrative activities associated with the loan agreement.

SECTION 7: The legal authority for borrowing moneys to finance the Project is Chapter 166, Florida Statutes.

SECTION 8: Conflicts. All Resolutions or part of Resolutions in conflict with any of the provisions of this Resolution are hereby repealed.

SECTION 9: Severability. If any section or portion of a Section of this Resolution proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force or effect of any other Section or part of this Resolution.

SECTION 10: Effective Date. This Resolution shall become effective immediately upon its passage and adoption.

Commissioner _____ offered the foregoing resolution and moved its adoption. The motion was seconded by Commissioner _____ and upon being put to a roll call vote, the vote was as follows:

MERRITT MATHESON, MAYOR
TROY MCDONALD, VICE MAYOR
BECKY BRUNER, COMMISSIONER
EULA R. CLARKE, COMMISSIONER
MIKE MEIER, COMMISSIONER

YES	NO	ABSENT	ABSTAIN

ADOPTED this 23rd day of May, 2022.

ATTEST:

MARY R. KINDEL
CITY CLERK

MERRITT MATHESON
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

MICHAEL J. MORTELL, ESQ.
CITY ATTORNEY

**STATE REVOLVING FUND
AMENDMENT 1 TO LOAN AGREEMENT DW430450
CITY OF STUART**

This amendment is executed by the STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (Department) and the CITY OF STUART, FLORIDA, (Project Sponsor) existing as a local governmental entity under the laws of the State of Florida. Collectively, the Department and the Project Sponsor shall be referred to as “Parties” or individually as “Party”.

The Department and the Project Sponsor entered into a Drinking Water State Revolving Fund Loan Agreement, Number DW430450, authorizing a Loan amount of \$17,319,799, excluding Capitalized Interest; and including a Principal Forgiveness amount of \$893,319; and

The Project Sponsor is entitled to additional financing in the amount of \$4,888,901, excluding Capitalized Interest; and

Certain provisions of the Agreement need revision.

The Parties hereto agree as follows:

1. Subsection 2.03(1) of the Agreement is deleted and replaced as follows:

(1) The financial assistance authorized pursuant to this Loan Agreement consists of the following:

Federal Resources, Including State Match, Awarded to the Recipient Pursuant to this Agreement Consist of the Following:					
Federal Program Number	Federal Agency	CFDA Number	CFDA Title	Funding Amount	State Appropriation Category
FS98452220-0	EPA	66.468	Capitalization Grants for Drinking Water State Revolving Fund	\$22,208,700	140129

2. Additional financing in the amount of \$4,888,901, excluding Capitalized Interest, is hereby awarded to the Project Sponsor.

3. An interest rate of 0.04 percent per annum is established for the additional financing amount awarded in this amendment.

4. The estimated principal amount of the Loan is hereby revised to \$21,322,481 which consists of \$21,315,381 authorized for disbursement to the Project Sponsor and \$7,100 of Capitalized Interest.

5. An additional Loan Service Fee in the amount of \$97,778, for a total of \$444,174, is hereby estimated. The fee represents two percent of the Loan amount excluding Capitalized Interest; that is, two percent of \$22,208,700.

6. The Semiannual Loan Payment amount is hereby revised and shall be in the amount of \$546,400. Such payments shall be received by the Department on May 15, 2024 and semiannually thereafter on November 15 and May 15 of each year until all amounts due hereunder have been fully paid. Until this Agreement is further amended, each Semiannual Loan Payment will be proportionally applied, after deduction of the Loan Service Fee is complete, toward repayment of the amounts owed on each incremental Loan amount at the date such payment is due.

The Semiannual Loan Payment amount is based on the total amount owed of \$21,766,655, which consists of the Loan principal plus the estimated Loan Service Fee.

7. The Project Sponsor and the Department acknowledge that the actual cost of the Project has not been determined. Project cost adjustments may be made as a result of mutually agreed upon Project changes. Capitalized Interest will be recalculated based on actual dates and amounts of Loan disbursements. If the Project Sponsor receives other governmental financial assistance for this Project, the costs funded by such other governmental assistance will not be financed by this Loan. The Department shall establish the final Project costs after its final inspection of the Project records. Changes in Project costs may also occur as a result of an audit.

The estimated Project costs are revised as follows:

CATEGORY	PROJECT COSTS (\$)
Construction and Demolition	22,732,000
Contingencies	1,194,000
Technical Services After Bid Opening	1,782,700
Less LP0046 Funding	(1,500,000)
Less Other Funding	(2,000,000)
SUBTOTAL (Disbursable Amount)	22,208,700
Less Principal Forgiveness	(893,319)
SUBTOTAL (Loan Amount)	21,315,381
Capitalized Interest	7,100
TOTAL (Loan Principal Amount)	21,322,481

8. Subsection 10.07(4) of the Agreement is revised as follows:

(4) The first Semiannual Loan Payment in the amount of \$546,400 shall be due May 15, 2024.

9. Section 10.08 of the Agreement is added to the Agreement as follows:

10.08. SPECIAL CONDITIONS.

Prior to this Agreement being executed, the Project Sponsor shall submit the following:

(1) A revised certified copy of the Resolution which authorizes the application, establishes the Pledged Revenues, and designates an Authorized Representative for signing the application and executing the Loan Agreement.

(2) A revised Legal Opinion addressing the availability of Pledged Revenues, the right to increase rates, and subordination of the pledge.

10. All other terms and provisions of the Loan Agreement shall remain in effect.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

This Amendment 1 to Loan Agreement DW430450 may be executed in two or more counterparts, any of which shall be regarded as an original and all of which constitute but one and the same instrument.

IN WITNESS WHEREOF, the Department has caused this amendment to the Loan Agreement to be executed on its behalf by the Secretary or Designee and the Project Sponsor has caused this amendment to be executed on its behalf by its Authorized Representative and by its affixed seal. The effective date of this amendment shall be as set forth below by the Department.

for
CITY OF STUART

Mayor

Attest:

Approved as to form and legal sufficiency:

City Clerk

City Attorney

SEAL

for
STATE OF FLORIDA
DEPARTMENT OF ENVIRONMENTAL PROTECTION

Secretary or Designee

Date

**CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
City Commission**

Meeting Date: 5/23/2022

Prepared by: Ben Hogarth

Title of Item:

AUTHORIZING AN APPLICATION TO FDOT TO ILLUMINATE THE ROOSEVELT BRIDGE FOR INDEPENDENCE DAY (RC):

RESOLUTION No. 54-2022; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AUTHORIZING AN APPLICATION TO THE FLORIDA DEPARTMENT OF TRANSPORTATION REQUESTING PERMISSION TO ILLUMINATE THE ROOSEVELT BRIDGE IN STUART WITH RED, WHITE, AND BLUE LIGHTING FOR THE WEEK OF JULY 4TH, 2022 IN CELEBRATION OF INDEPENDENCE DAY; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:

The Florida Department of Transportation (FDOT) requires a resolution adopted by the City Commission in support of a request to FDOT to illuminate the Roosevelt Bridge in Stuart with red, white, and blue lighting for July 4, 2022 in celebration of Independence Day. This resolution would satisfy the request by FDOT for the City's application to illuminate the bridge for the national holiday.

Funding Source:

N/A

Recommended Action:

Motion to approve Resolution 54-2022

ATTACHMENTS:

1. R54-2022 Authorizing an application to FDOT to illuminate the Roosevelt Bridge for July 4 2022



BEFORE THE CITY COMMISSION
CITY OF STUART, FLORIDA

RESOLUTION NUMBER 54-2022

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AUTHORIZING AN APPLICATION TO THE FLORIDA DEPARTMENT OF TRANSPORTATION REQUESTING PERMISSION TO ILLUMINATE THE ROOSEVELT BRIDGE IN STUART WITH RED, WHITE, AND BLUE LIGHTING FOR THE WEEK OF JULY 4TH, 2022 IN CELEBRATION OF INDEPENDENCE DAY; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

* * * * *

NOW THEREFORE BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, THAT:

SECTION 1: The foregoing precatory language is adopted as if set forth below.

SECTION 2: The City Commission of the City of Stuart, Florida authorizes this resolution in support of an application to the Florida Department of Transportation requesting permission to illuminate the Roosevelt Bridge in Stuart for July 4th, 2022, in celebration of Independence Day.

SECTION 3: This Resolution shall become effective upon its adoption and the city clerk shall ensure a copy is transmitted to the Florida Department of Transportation.

Resolution No. 54-2022

Authorizing an application to FDOT to illuminate the Roosevelt Bridge for July 4, 2022

Commissioner _____ offered the foregoing resolution and moved its adoption. The motion was seconded by Commissioner _____ and upon being put to a roll call vote, the vote was as follows:

MERRITT MATHESON, MAYOR
TROY MCDONALD, VICE MAYOR
BECKY BRUNER, COMMISSIONER
EULA R. CLARKE, COMMISSIONER
MIKE MEIER, COMMISSIONER

YES	NO	ABSENT	ABSTAIN

ADOPTED this ____ day of _____, 2022.

ATTEST:

MARY R. KINDEL
CITY CLERK

MERRITT MATHESON
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

MICHAEL J. MORTELL, ESQ.
CITY ATTORNEY

**CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
City Commission**

Meeting Date: 5/23/2022

Prepared by: Jim Chrulski

Title of Item:

BA #14-2022; KIWANIS CLUB DONATION FOR PARK IMPROVEMENTS (RC):

RESOLUTION No. 55-2022; BUDGET AMENDMENT No. 14; RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AUTHORIZING BUDGET AMENDMENT No. 14-2022 TO THE 2021-2022 FISCAL YEAR BUDGET; APPROVING A DONATION FROM THE KIWANIS CLUB OF STUART, FLORIDA IN THE AMOUNT OF \$2,534.85 TO THE GENERAL FUND REVENUES, 'DONATION TO RECREATION' FOR KIWANIS PARK IMPROVEMENTS; AND AUTHORIZING PARKS AND GROUNDS MAINTENANCE TO EXPEND \$2,534.85 FOR A BUTTERFLY SIGN AT KIWANIS PARK.

Summary Explanation/Background Information on Agenda Request:

DONATION FROM KIWANIS CLUB FOR PARK IMPROVEMENT

RESOLUTION No. 55-2022; BUDGET AMENDMENT No. 14; RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AUTHORIZING BUDGET AMENDMENT No. 14-2022 TO THE 2021-2022 FISCAL YEAR BUDGET; APPROVING A DONATION FROM THE KIWANIS CLUB OF STUART, FLORIDA IN THE AMOUNT OF \$2,534.85 TO THE GENERAL FUND REVENUES, 'DONATION TO RECREATION' FOR KIWANIS PARK IMPROVEMENTS; AND AUTHORIZING PARKS AND GROUNDS MAINTENANCE TO EXPEND \$2,534.85 FOR A BUTTERFLY SIGN AT KIWANIS PARK.

Funding Source:

Kiwanis Club donation - \$ 2,534.85

Recommended Action:

Approve R55-2022 BA #14

ATTACHMENTS:

1. R55-2022 BA14-2022 - KIWANIS PARK
2. R55-2022 BA-14 Kiwanis Check & Invoice Butterfly Sign
3. R55-2022 BA-14-2022 Butterfly Sign Art



BEFORE THE CITY COMMISSION
CITY OF STUART, FLORIDA

RESOLUTION NUMBER 55-2022

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AUTHORIZING BUDGET AMENDMENT No. 14-2022 TO THE 2021-2022 FISCAL YEAR BUDGET; APPROVING A DONATION FROM THE KIWANIS CLUB OF STUART, FLORIDA IN THE AMOUNT OF \$2,534.85 TO THE GENERAL FUND REVENUES, 'DONATION TO RECREATION' FOR KIWANIS PARK IMPROVEMENTS; AND AUTHORIZING PARKS AND GROUNDS MAINTENANCE TO EXPEND \$2,534.85 FOR A BUTTERFLY SIGN AT KIWANIS PARK.

* * * * *

WHEREAS, the City of Stuart is committed to providing neighborhood recreational activities; and

WHEREAS, the City of Stuart is committed to quality recreation programs and neighborhood parks throughout the City and the Community Redevelopment Agency District; and

WHEREAS, the Kiwanis Club of Stuart, Florida has raised funds to support the installation of a butterfly sign at Kiwanis Park for the benefit of the public.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, THAT:

SECTION 1: The Mayor and City Clerk are hereby authorized to approve a Budget Amendment No. 14-2022 to recognize a donation in the amount of \$2,534.85 from the Kiwanis Club of Stuart to General Fund Revenues: 'Donation to Recreation' and authorizing a Parks and Ground Maintenance expenditure in the amount of \$ 2,534.85 for Butterfly Sign at Kiwanis Park.

SECTION 2: The City of Stuart, Florida has derived funds from Kiwanis Club of Stuart, Florida.

SECTION 3: The 2022 Fiscal Year Budget of the Public Works Department is hereby further amended as follows:

FROM:

Kiwanis Club of Stuart, Florida donation to General Fund Revenues: 'Donation to Recreation' (001-366240) \$ 2,534.85

TO:

Parks and Grounds Maintenance 1220-563 (RPP 048401-563) \$ 2,534.85

Commissioner _____ offered the foregoing resolution and moved its adoption. The motion was seconded by Commissioner _____ and upon being put to a roll call vote, the vote was as follows:

MERRITT MATHESON, MAYOR
TROY MCDONALD, VICE MAYOR
BECKY BRUNER, COMMISSIONER
EULA R. CLARKE, COMMISSIONER
MIKE MEIER, COMMISSIONER

YES	NO	ABSENT	ABSTAIN

ADOPTED this ____ day of _____, 2022.

ATTEST:

MARY R. KINDEL
CITY CLERK

MERRITT MATHESON
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

MICHAEL J. MORTELL, ESQ.
CITY ATTORNEY

Kiwanis Club of Stuart Florida
Foundation Account
PO Box 532
Stuart, FL 34995

Seacoast National Bank
68-515/670

0551

5/11/2022

PAY TO THE
ORDER OF City of Stuart

\$ **2,534.85

Two Thousand Five Hundred Thirty-Four and 85/100*****

DOLLARS

City of Stuart
121 SW Flagler Ave
Stuart, FL 34994

MEMO

Butterfly Sign



⑈00055⑈ ⑆067005158⑆ 4077218351⑈

Kiwanis Club of Stuart Florida Foundation

City of Stuart

5/11/2022

0551

2,534.85

Seacoast National

Butterfly Sign

2,534.85



REP SERVICES, INC.

Experts at Play & Outdoor Spaces

Site Amenities ■ Playground Equipment ■ Safety Surfacing ■ Shade
Phone: 407.831.9658 Fax: 566.232.8532 E-mail: sales@rep-services.com

CGC1508223

Page 1 of 1

Please mail POs, contracts and checks to:

Rep Services, Inc.

165 W. Jessup Ave.

Longwood, FL 32750-4146

Proposed To: City of Stuart
920 10th Street
Stuart, FL 34994

Ship To: TBD at a later date

Bill To: City of Stuart
920 10th Street
Stuart, FL 34994

Attn: Milton Leggett

Attn:

Attn: Milton Leggett

Project No: 17094
Proposal No: 17094.24
Proposal Date: 4/26/2022

Project Name: Kiwanis Club of Stuart
Proposal Name: Kiwanis Club of Stuart-Maddies Butterfly
Proposal Expires: 5/26/2022

Project Contact: Milton Leggett
Project Location: 451 S Colorado Avenue
Stuart, FL 34994
Project County: Martin

For Questions Contact: Jacqui Rohrborn ☎ 407-853-3560 ✉ jacqui@rep-services.com
Sales Consultant: Paul Bravo ☎ 561-448-0369 ✉ paul@rep-services.com

Opt/Rev: G/7 **Printed:** 4/26/22 - JR

Vendor: Landscape Structures

Proj Drawings: 1163476-02-02 Maddies

582714

Class	Part No	Qty	Description	Unit Price	Ext Price
Signs	CP027804	1 EA	Digifuse 17-3/8" x 24" Butterfly shape Maddie's Garden sign DB Sign to face mount to 2 - 92" Playshaper posts. No words on the backside of sign due to posts being in the way.	1,935.00	1,935.00
Product Subtotal:					\$1,935.00
Discount per the Clay County Contract #18/19-2				2.00%	(\$38.70)
Discounted Product Total:					\$1,896.30
Freight: Prepaid Ship Method: Best Way FOB: Destination Weight: 35 lbs Freight Charge:					\$638.55
Landscape Structures Total:					\$2,534.85

General Terms of Sale and Proposal Summary

Net 30

Product:	\$1,896.30
Freight:	\$638.55
Proposal Total:	\$2,534.85

Notes

Proposal includes Equipment, delivered
Custom Sign: Maddie's Garden (Butterfly)

Installation by others

The undersigned warrants that he/she is an authorized representative of the company noted and has the requisite authority to bind said company and/or principal. If any particular billing is not paid when due, all outstanding balances, regardless of prior terms, will become immediately due and owing upon demand. Interest on past due amounts will be assessed at 1 1/2 % per month or the maximum interest rate permitted by applicable law, whichever is less. Should it become necessary for either party to this contract to institute legal action for enforcement of any provisions of this contract, the prevailing party shall be entitled to reimbursement for all court costs and reasonable attorney's fees incident to such legal action. The parties hereto agree that proper venue for any legal action in any way related to this contract shall be in Seminole County, FL.

Accepted By:

City of Stuart

Company Name

Authorized By

Printed Name

Date

As Its: _____ (Title)

ART APPROVAL

**PLEASE REVIEW
AND APPROVE
THE FOLLOWING:**

Color, Verbiage, Layout/size, and Overall Graphic.
I verify that I own or otherwise possess all necessary rights with respect to the user-submitted images, and that the user-submitted images do not infringe, misappropriate, use without authorization, disclose without authorization, or otherwise violate any copyright, trademark, trade secret, other intellectual property right, or a property right of any third party.

This approval confirms all major design work has been completed and accurately reflects the direction specified. This rendering remains a conceptual approximation as custom products are subject to final engineering including, but not limited to, hardware placement and minor changes related to standards and manufacturing capabilities. Each change following this approval will require a change order and impact the delivery date.

SIGNATURE

DATE



186_1163476-02-02
Maddie's Garden
CUSTOM PANEL SIZE
SIZE: 24" x 17.375"

ART APPROVAL

**PLEASE REVIEW
AND APPROVE
THE FOLLOWING:**

Color, Verbiage, Layout/size, and Overall Graphic. I verify that I own or otherwise possess all necessary rights with respect to the user-submitted images, and that the user-submitted images do not infringe, misappropriate, use without authorization, disclose without authorization, or otherwise violate any copyright, trademark, trade secret, other intellectual property right, or a property right of any third party.

This approval confirms all major design work has been completed and accurately reflects the direction specified. This rendering remains a conceptual approximation as custom products are subject to final engineering including, but not limited to, hardware placement and minor changes related to standards and manufacturing capabilities. Each change following this approval will require a change order and impact the delivery date.

SIGNATURE

DATE





186_1163476-02-02
Maddie's Garden
CUSTOM PANEL SIZE
SIZE: 24" x 17.375"

**CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
City Commission**

Meeting Date: 5/23/2022

Prepared by: Michelle Vicat

Title of Item:

APPOINT VOTING DELEGATE TO FLORIDA LEAGUE OF CITIES (RC)

Summary Explanation/Background Information on Agenda Request:

Each municipality designates one official to be the voting delegate for the Florida League of Cities. One official from each municipality will make the decisions that determine the direction of the league based upon the factors that will benefit their respective city and the common good.

Funding Source:

N/A

Recommended Action:

Motion to appoint an FLC Delegate.

ATTACHMENTS:

1. 2022 Voting Delegate Memo



To: Key Official

From: Eryn Russell, Florida League of Cities

Date: May 11, 2022

Subject: 96th Annual Conference Voting Delegate Information

The Florida League of Cities' Annual Conference will be held at the Diplomat Beach Resort in Hollywood, Florida on August 11-13, 2022. This conference will provide valuable educational opportunities to help Florida's municipal officials serve their citizenry more effectively.

It is important that each member municipality sending delegates to the Annual Conference of the Florida League of Cities, designate one of their officials to cast their votes at the Annual Business Session. Election of League leadership and adoption of resolutions are undertaken during the business meeting. One official from each municipality will make decisions that determine the direction of the League.

In accordance with the League's by-laws, each municipality's vote is determined by population, and the League will use the Estimates of Population from the University of Florida.

Conference registration materials were sent to each municipality via the League's e-newsletter and are also available online at flcities.com.

If you have any questions on voting delegates, please email erussell@flcities.com. **Voting delegate forms must be received by the League no later than July 29, 2022.**

Attachments: Form Designating Voting Delegate



96th Annual Conference
Florida League of Cities, Inc.
August 11-13, 2022
Hollywood, Florida

It is important that each member municipality sending delegates to the Annual Conference of the Florida League of Cities, designate one of their officials to cast their votes at the Annual Business Session. League By-Laws requires that each municipality select one person to serve as the municipalities voting delegate. *Municipalities do not need to adopt a resolution to designate a voting delegate.*

Please fill out this form and return it to the League office so that your voting delegate may be properly identified. **Voting delegate forms must be received by the League no later than July 29, 2022.**

Designation of Voting Delegate

Name of Voting Delegate:

Title:

Delegate Email:

Municipality of:

AUTHORIZED BY:

Name

Title

Return this form to:
Eryn Russell
Florida League of Cities, Inc.
Post Office Box 1757
Tallahassee, FL 32302-1757
Fax: (850) 222-3806
Email: erussell@flcities.com

CITY OF STUART, FLORIDA AGENDA ITEM REQUEST City Commission

Meeting Date: 5/23/2022

Prepared by: Pinal Gandhi-Savdas

Title of Item:

CITY OF STUART COMMUNITY DEVELOPMENT BLOCK GRANT HOUSING REHABILITATION PROGRAM POTENTIAL CONFLICT DISCLOSURE (RC)

Summary Explanation/Background Information on Agenda Request:

The Community Development Block Grant (CDBG) requires each applicant provide information pertaining to any real or perceived conflicts of interest regarding City employment status, family relationships with City elected officials, City employees or Citizen Advisory Task Force members. When a relationship such as this exists, a conflict-of-interest waiver from the Florida Department of Economic Opportunity (FDEO) and/or the United States Department of Housing and Urban Development (HUD) is required prior to obligating and expending any grant funds on a project where a conflict may exist. In this particular instance, the conflict only applies to the applicant because of rules set forth by the Community Development Block Grant program.

As required by 24 CFR 570.611, 24 CFR 85.36, 24 CFR 583.330(e), and Page 8-Section E (3) of the approved City of Stuart Housing Assistance Plan, the name(s) of any person who is an employee, agent, consultant, officer, elected or appointed official of a recipient or subrecipient the following actions must take place:

1. Upon discovery, and prior to final application approval, the City Attorney should review the conflict, and render a written legal opinion regarding the validity of said conflict (letter attached).
2. Upon discovery, and prior to final application approval, any beneficiary with a potential or real conflict must have their name(s) disclosed at a regular meeting of the City of Stuart Council meeting. Any and all such names must be included in the minutes of the applicable Council meeting(s).
3. Post legal opinion, and before an applicant with a potential or real conflict is given final approval for program participation, the FDEO must be petitioned (letter attached), in writing, to grant a conflict waiver for each applicant/beneficiary deemed to have a potential or real conflict.
4. Prior to the official award of any rehabilitation contract where a conflict may exist, the City must receive written notification of FDEO's approval of the application, in accordance with 24 CFR Section 570.489(h). If this process is not followed, the local government and/or the applicant may be liable for returning the funds to FDEO.

The following applicant has currently been identified via the CDBG housing application and vetting process as having a potential and/or real conflict of interest and, as such, will require a conflict-of-interest waiver from DEO:

Applicant: Margaret Bromfield, 1201 SE Sand Dollar Lane, Stuart FL 34996

Potential Conflict: Cousin – Eula Clarke – City Commissioner

The City Attorney reviewed the Conflict of Interest Form and determined that a conflict of interest does

not exist and a conflict waiver is not required (letter attached). However, the FDEO will review the City Attorney's letter of opinion regarding the conflict of interest and the official award for any rehabilitation contract will be contingent upon written notification of FDEO's approval of the application.

Funding Source:

N/A

Recommended Action:

Discuss and disclose the applicant name listed above for a perceived conflict-of-interest.

ATTACHMENTS:

1. Conflict of Interest Form (signed)
2. Stuart CDBG- Conflict of Interest Memorandum - Margaret Bromfield
3. 2022.04.28 Ltr. to Eula Clarke re Conflict of Interest_

**CITY OF STUART
HOUSING REHABILITATION PROGRAM
CONFLICT OF INTEREST STATEMENT**

CHECK ALL OF THE FOLLOWING THAT APPLY:

____ I hereby certify that I am a City employee: Department _____ Position _____

____ I hereby certify that I am **not** a City employee, nor am I related to, nor do I have a business relationship with any City employee(s).

____ I am related to and/or have a business relationship with the following City employee(s):

Detail Relationship (Print Name, Department and Position)

Name _____ Department _____ Position _____

Name _____ Department _____ Position _____

Name _____ Department _____ Position _____

☒ I am related to and/or have a business relationship with one or more of the Commissioner(s) listed below:
Print all names that apply

1. Eula R Clarke - City of Stuart Commissioner - My Cousin

2. _____

3. _____

4. _____

Detail relationship Eula Clarke is my cousin

____ I hereby certify that I am **not** related to, nor do I have a business relationship with any of the current elected City officials, especially members of the Board of County Commissioners as identified in the above listing:

____ I am related to the following member(s) of the Citizens Advisory Taskforce and/or Affordable Housing Action Committee: CATF/AHAC Member list attached

Please list name and position of CATF/AHAC Member.

Name _____

Name _____

Name _____

☒ I certify that I am **not** related to, nor do I have a business relationship with any member of the Citizen's Advisory Task Force and/or Affordable Housing Action Committee.

<u>M. Brangley</u> Applicant Signature <u>MARGARET A Brangley</u> Print Name <u>1201 SE Sanddollar Ln</u> Address <u>STUART FL 34996</u>	_____ Co-Applicant Signature _____ Print Name _____ Phone Number/email
--	---

MEMORANDUM

TO: City of Stuart City Council

FROM: Guardian Community Resource Management, Inc.

SUBJECT: City of Stuart Community Development Block Grant Housing Rehabilitation Program - Conflict Disclosure

DATE: 4/25/2022

The Community Development Block Grant (CDBG) requires that each applicant provide information pertaining to any real or perceived conflicts of interest regarding City employment status, family relationships with City elected officials, City employees or Citizen Advisory Task Force Members. When a relationship such as this exists, it is required to obtain a conflict-of-interest waiver from the Florida Department of Economic Opportunity (FDEO) and/or the United States Department of Housing and Urban Development (HUD) prior to obligating and expending any grant funds on a project where a conflict may exist.

As required by 24 CFR 570.611, 24 CFR 85.36, 24 CFR 583.330(e), and Page 8-Section E (3) of the approved City of Stuart Housing Assistance Plan, the name(s) of any person who is an employee, agent, consultant, officer, elected or appointed official of a recipient or subrecipient the following actions must take place:

- (1) Upon discovery, and prior to final application approval, the City Attorney should review the conflict, and render a written legal opinion regarding the validity of said conflict (sample attached).
- (2) Upon discovery, and prior to final application approval, any beneficiary with a potential or real conflict must have their name(s) disclosed at a regular meeting of the City of Stuart Council meeting. Any and all such names must be included in the minutes of the applicable Council meeting(s).
- (3) Post legal opinion, and before an applicant with a potential or real conflict is given final approval for program participation, the FDEO must be petitioned (sample attached), in writing, to grant a conflict waiver for each applicant/beneficiary deemed to have a potential or real conflict.
- (4) Prior to the official award of any rehabilitation contract, where a conflict may exist, the City must receive written notification of FDEO's approval of the application, in accordance with 24 CFR Section 570.489(h). If this process is not

followed, the local government and/or the applicant may be liable for returning the funds to FDEO.

Please provide the City Attorney with a copy of the attached documents for review so that the waiver process may move forward for clearance.

The following applicant has currently been identified via the CDBG housing application and vetting process as having a potential and/or real conflict of interest and as such will require a conflict-of-interest waiver from DEO:

Applicant: Margaret Bromfield, 1201 SE Sand Dollar Lane, Stuart FL 34996

Potential Conflict: Cousin – Eula Clarke – City Commissioner

Projected Outcome: Given that the City’s Elected Official in question has direct review, approval, and funding authority, the City Elected Official would be required to abstain from any decision attaining to the application of the family member’s application.

Recommended Action: Motion to apply for a conflict-of-interest waiver for the applicant listed above.

Regards,

Antonio Jenkins, Project Manager
Guardian Community Resource Management, Inc
15000 Citrus Country Drive, Suite 331
Dade City, Florida 33523
(352) 437-3902



MICHAEL J. MORTELL | CITY ATTORNEY
121 SW Flagler Avenue
Stuart, Florida 34994

Telephone: (772) 288-5386
Email: mmortell@ci.stuart.fl.us

April 28, 2022

Community Redevelopment Board
City of Stuart, Florida
121 S.W. Flagler Avenue
Stuart, Florida 34994

RE: City of Stuart Housing Rehabilitation Program – Conflict of Interest

Dear Board Member:

A condition of the Community Development Block Grant (CDBG) Program requires the disclosure of any potential conflicts. Conflicts do not always prohibit an applicant from receiving the grant funds. It is a transparency requirement to ensure that the public is aware of any relationships that qualify as a conflict under the definitions of the program. As requested by the CRA staff and pursuant to the Memorandum of Conflict dated April 25, 2022 and provided by Antonio Jenkins, listed as the Project Manager, this legal opinion is being submitted to the City of Stuart Community Redevelopment Board. The issue presented is based upon a disclosure by Ms. Bromfield (applicant) disclosed that she was first cousins with Commissioner Clarke. Because the City Commissioners vote on and award the grant benefits, there are specific policies describing conflicts of interest and other restrictions when an applicant is related to the Commissioner as described in the Code of Federal Regulations, State Statutes or City regulations and policies.

Pursuant to the Conflict-of-Interest Memorandum attached to the agenda item, I have been asked to render this letter. The letter identifies several Federal Regulations which I will address in order. In addition, I will address the State Statute pertaining to voting conflicts as well.

1. 24 CFR 570.611 – this CDBG regulation governs conflicts of interest that arise when a representative of the City has a financial interest in a contract awarded by the City. *In the present matter, the representative of the City (Commissioner Clarke) does not have a financial interest and therefore there is no conflict based upon this regulation.*
2. 24 CFR 85.36– this CDBG regulation states that when procuring property or services, the City will follow the same procedures that it uses for procurement from non-Federal funds. *In the present matter, the City is not seeking services or property and the procurement policies of the City are in compliance and therefore there is no conflict based upon this regulation.*

3. 24 CFR 583.330(e)– this CDBG regulation states that no employee or elected official may obtain a personal or financial interest or benefit from the activity for herself or for those with whom she has family ties. It further states that upon request of the applicant, HUD may grant an exception on a case-by-case basis when it determines that the exception will serve to further the purposes of the program. *According to 24 CFR 93.353, “family ties” is defined to include the spouse, parent (including stepparent), child (including a stepchild), brother or sister (including step-sister), grandparent, grandchild, and in-laws. Because the applicant is the first cousin of Commissioner Clarke, it is the opinion of the City Attorney that this definition does not apply and therefore there is no conflict based upon this regulation.*
4. Page 8, Section E (3) of the approved City of Stuart Housing Assistance Plan– this policy states all applicants that may have a familial relationship with a member of the City Commission must fully disclose this relationship on the Application. Further, Paragraph E(3) includes reference to 24 CFR 570.89(H)(2) which prohibits the award of a construction contract to a relative unless it was done by sealed bid which provided for competitive bidding to occur. *The express language of Page 8, Section E of the City of Stuart Housing Assistance Plan requires all applicants that have a familial relationship with a member of the City Commission to disclose the relationship. The applicant has disclosed that she is the first cousin of Commissioner Clarke and has therefore completely complied with this policy. 24 CFR 570.89 applies to awarding construction contracts but subsection (H)(2) limits the conflict for those whom they have “family ties”. Family ties is defined in paragraph 3 above and does not include first cousins.*
5. Florida Statute, Section 112.3143 states that no City Commissioner shall vote in an official capacity upon any measure which the Commissioner knows would inure to the special private gain or loss of a relative. Section 112.3143(c) defines relative as: *Relative” means any father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, or daughter-in-law. There are other times such as when hiring employees where the statute includes first cousin in the definition and therefore, the fact that it is not included means that a conflict does not exist based upon the relationship as first cousin. In the present matter, the applicant does not meet the definition of “relative” and it is the opinion of the City Attorney that Section 112.3143 requires the Commissioner to vote on the item and prohibits abstaining.*

A response to the question of whether these conflicts may be waived requires review of both Florida and Federal laws. But, before evaluating if a conflict qualifies for waiver, it must first be deemed a conflict. Under 24 CFR 85.36 and 24 CFR § 583.330, an exception may be granted by FDEO and/or HUD for a conflict if it would serve to further the purpose of the grant and the effective and efficient administration of the program. Factors to be considered in making this decision are listed in the aforesaid CFRs. The issue of “Waiver” only arises in the event that a conflict exists. In the absence of a conflict, there is no requirement for a formal procedure,

disclosure and/or waiver. There are also conflicts related to the CRA members seeking grant funds for themselves but that is not being addressed because Commissioner Clarke is not seeing grant funds. Prior to being notified that the application included this description of the relationship, Commissioner Clarke was not even aware that Ms. Brumfield had even submitted an application for grant funds.

It is important to note that the nature of the perceived conflict is the applicant and not Commissioner Clarke. It is the City Attorney's recommendation that the disclosure be made at a public meeting. Further, the disclosure should include the individuals involved (Commissioner Clarke and Ms. Brumfield); their relationship as first cousins; the fact that Commissioner Clarke is a City Commissioner and CRA Board Member, and the authority (if any) of the City Elected Official over the administration of the CDBG grant. I mention the authority because I believe Grant has already been voted on by the Commission and grant benefits are awarded to everyone that qualifies.

The aforementioned applicable federal regulations state that "no person who is an employee, agent, consultant, officer, or elected or appointed official of the recipient and who exercises or has exercised any functions or responsibilities with respect to assisted activities, or who is in a position to participate in a decision making process or gain inside information with regard to such activities, may obtain a personal or financial interest or benefit from the activity, or have an interest in any contract, subcontract, or agreement with respect thereto, or the proceeds thereunder, either for himself or herself or for those with whom he or she has family or business ties, during his or her tenure or for one year thereafter."

As presented, Commissioner Clarke (first cousin of the applicant), does hold a position that has authority to exercise functions and responsibilities with respect to CDBG activities. Further, Commissioner Clarke is in a position to participate in any decision-making process or gain inside information with regard to CDBG activities. Given that the City Elected Official in question has direct review, approval, and funding authority, the City Elected Official would be required to abstain from any decision pertaining to a "relative's" application as described in the regulations. Because "first cousin" does not qualify as a conflicting familial tie, it remains the City Attorney's position that no conflict exists. However, in the event that the CRA staff or Board interprets the regulations as creating a conflict, this type of conflict still qualifies for waiver.

As such, it is possible that this federally defined conflict may be waived because it would serve to further the purpose of the grant and the effective and efficient administration of the program. Further, Commissioner Clarke in no way stands to receive any benefit from the award of the grant and the applicant has not received any special information or advantage as a result of being cousins with Commissioner Clarke.

This opinion is rendered in response to the specific facts as described herein and the advice is given to the CRA Board and Staff as well as the City Commission. This document does not make any factual determinations, nor should any such determinations be implied here from. This opinion is limited to what is actually set forth in writing and nothing should be, or is intended to

be, implied here from other than that which is unequivocally set forth herein. As stated previously, if the Board discovers additional factual information that does in fact meet the threshold of “family ties”, then it would be the opinion of the City Attorney that a Waiver should be sought after confirmation from the CRA staff that the applicant was otherwise qualified to receive the grant funds pursuant to the program and her application.

Sincerely,



Michael J. Mortell

City Attorney – City of Stuart

Phone (772) 288-5386

Email: mmortell@ci.stuart.fl.us

CITY OF STUART, FLORIDA

AGENDA ITEM REQUEST

City Commission

Meeting Date: 5/23/2022

Prepared by: David Dyess

Title of Item:

PALM CITY RD TRAFFIC CONTROL DEVICE (RC):

RESOLUTION No. 53-2022; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA TO APPROVE THE INSTALLATION OF A 4-WAY STOP INTERSECTION ON PALM CITY RD; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:

At a previous commission meeting (April 25, 2022), staff was asked about installing a 4-way stop on Palm City Rd at Manor Dr. Consensus was given to bring an item back on the request. Staff evaluated the request and, as can be seen in Exhibit A (attached), there is a raised crosswalk in very close proximity to Manor Drive on Palm City Rd. There is no conflict in the Manual on Uniform Traffic Control Devices with the stop sign and raised crosswalk proximity, but industry standards in the engineering field do not place the two in such close proximity to one another. This was relayed to me from the county engineer and Mr. Leggett received similar feedback from his contacts.

Staff recommends the installation occur at a different intersection if the commission still desires a 4-way stop. There are no raised crosswalks along the northern stretch of Palm City Rd and staff recommends the 4-way stop be placed at Palm City Rd and Indian Grove Dr. seen in Exhibit B (attached).

Funding Source:

General Fund - Streets Department

Recommended Action:

Recommend approval with staff direction on location.

ATTACHMENTS:

1. R53-2022 - Palm City Rd Traffic Signs
2. Exhibit A
3. Exhibit B



**BEFORE THE CITY COMMISSION
CITY OF STUART, FLORIDA**

RESOLUTION NUMBER 53-2022

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA TO APPROVE THE INSTALLATION OF A 4-WAY STOP INTERSECTION ON PALM CITY RD; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

* * * * *

WHEREAS, on August 10, 2009, the City Commission approved resolution 86-09 adopting and interlocal agreement with Martin County to provide traffic control along Palm City Rd; and

WHEREAS, the City of Stuart City Commission believes there is a traffic concern as it relates to speed and traffic control along the corridor that the current traffic measures is not fully resolving; and

WHEREAS, the City Commission desires to regulate the traffic through stop signs in addition to speed tabled crosswalks; and

NOW THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA THAT:

SECTION 1: The foregoing recitals are true and adopted as findings of fact and conclusions of law.

SECTION 2: Pursuant to Resolution 86-09 the city has the right to regulate traffic on Palm City, which is a county road.

SECTION 3: The City Commission directs the city manager to have a 4-way stop installed Palm City Rd and Manor Dr.

Commissioner _____ offered the foregoing resolution and moved its adoption. The motion was seconded by Commissioner _____ and upon being put to a roll call vote, the vote was as follows:

MERRITT MATHESON, MAYOR
TROY MCDONALD, VICE MAYOR
BECKY BRUNER, COMMISSIONER
EULA R. CLARKE, COMMISSIONER
MIKE MEIER, COMMISSIONER

YES	NO	ABSENT	ABSTAIN

ADOPTED this 23rd day of May, 2022.

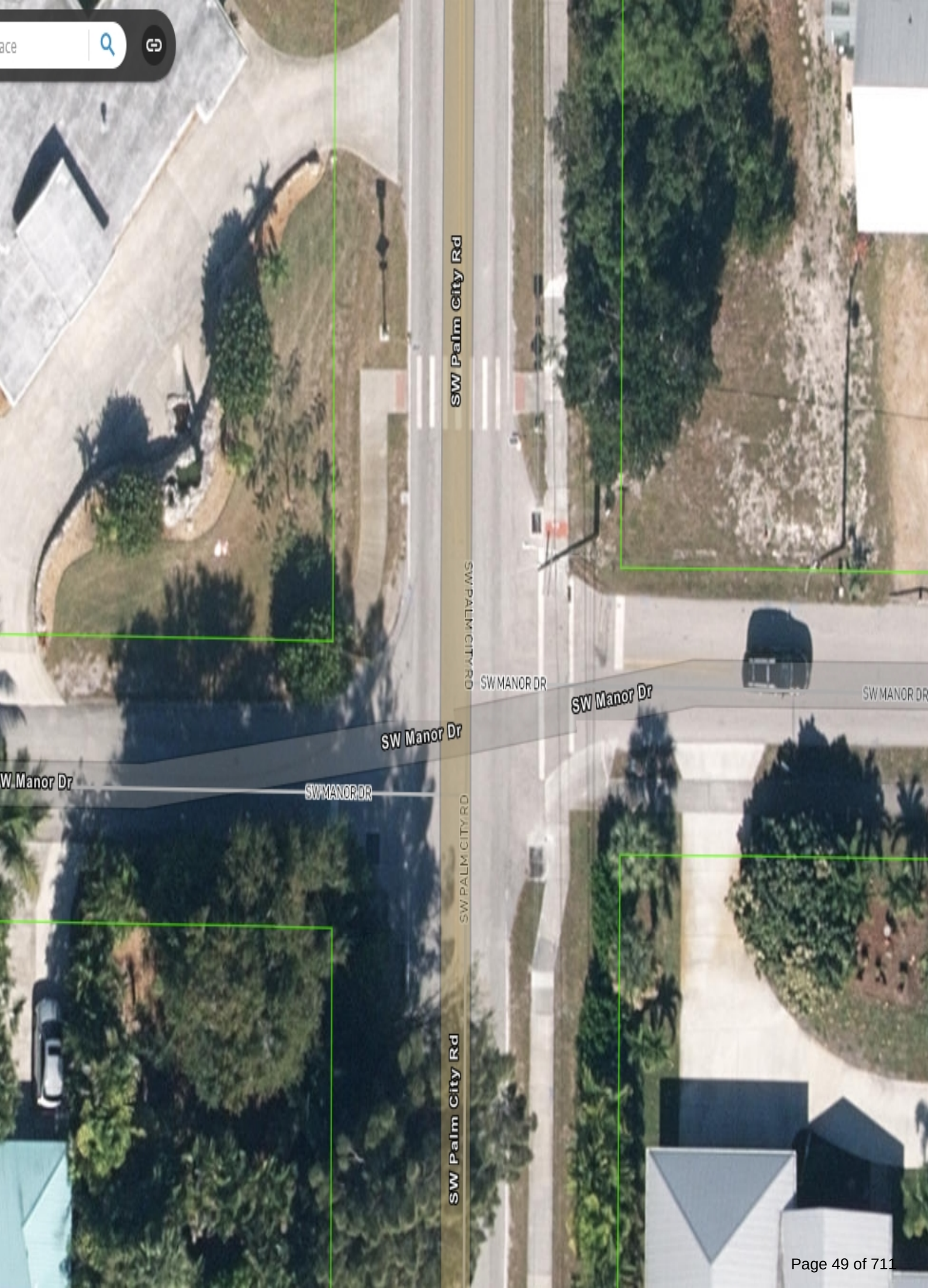
ATTEST:

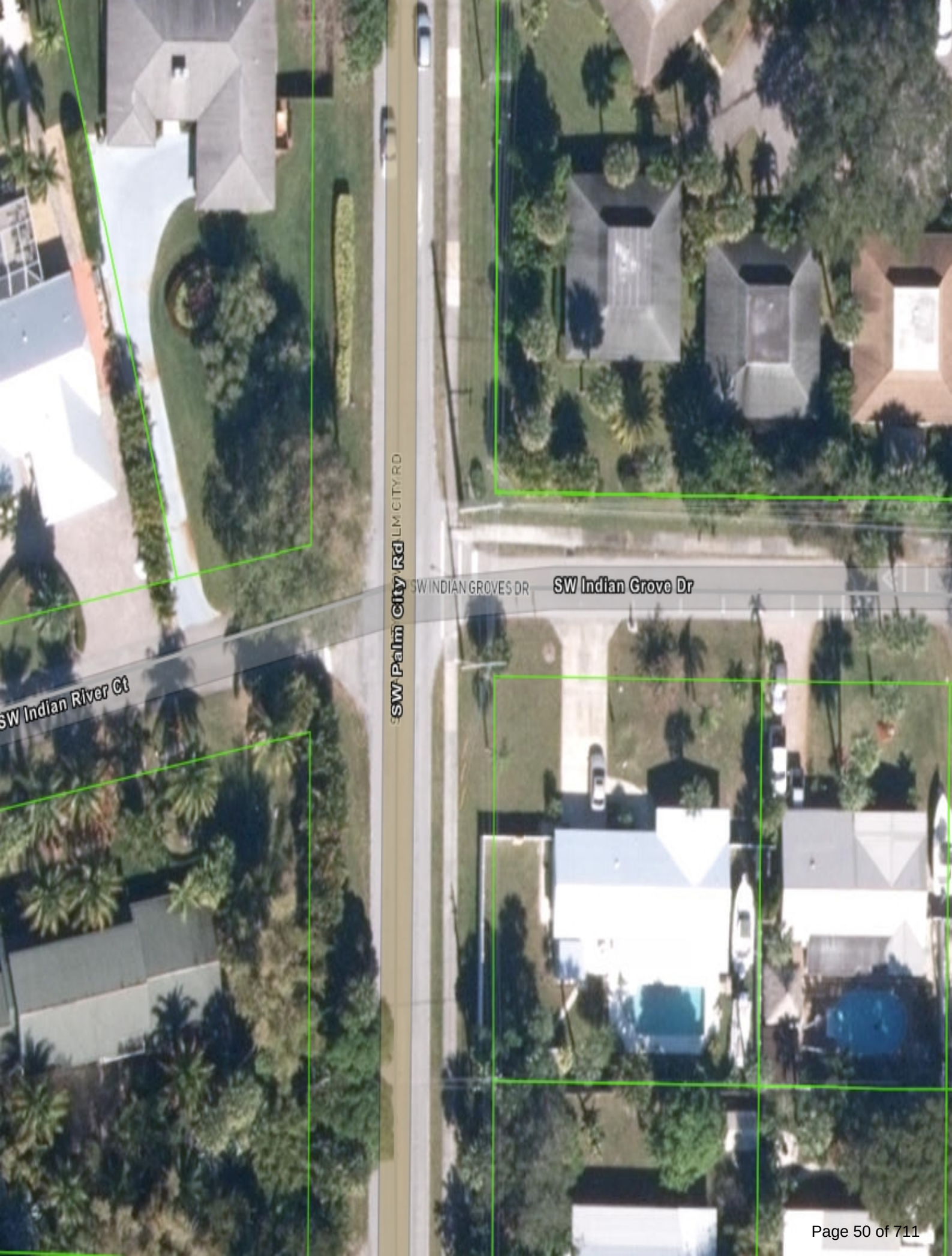
MARY R. KINDEL
CITY CLERK

MERRITT MATHESON
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

MICHAEL J. MORTELL, ESQ.
CITY ATTORNEY





**CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
Local Planning Agency**

Meeting Date: 5/23/2022

Prepared by: Erin Wohlitka

Title of Item:

INDIAN STREET SELF STORAGE DEVELOPMENT (QUASI JUDICIAL)(RC):

ORDINANCE No. 2482-2022; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, APPROVING A MAJOR AMENDMENT TO A COMMERCIAL PLANNED UNIT DEVELOPMENT (CPUD) FOR A 6.59-ACRE PROPERTY AT 1053 SOUTHEAST INDIAN STREET; LOCATED APPROXIMATELY ONE-HALF MILE EAST OF THE INTERSECTION AT WILLOUGHBY ROAD AND SE INDIAN STREET ON THE NORTH SIDE OF THE ROAD, SAID LAND BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED; ESTABLISHING THE BEE SAFE STORAGE CPUD CONSISTING OF ONE, THREE-STORY, 135,000-SQUARE-FOOT SELF STORAGE BUILDING AND EIGHT, ONE-STORY STORAGE BUILDINGS; PROVIDING FOR CERTAIN DEVELOPMENT DOCUMENTS AND CONDITIONS; DECLARING THE PLAN TO BE CONSISTENT WITH THE CITY'S COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:

The applicant is requesting an Amendment to a Commercial Planned Urban Development (CPUD) to allow the construction of a three (3)-story, enclosed, 135,000-square-foot storage building and eight (8), one (1)-story storage buildings on a parcel of land located at 1053 SE Indian Street. The subject site is located approximately one-half mile east of the intersection at Willoughby Road and SE Indian Street on the north side of SE Indian Street within the jurisdictional boundaries of the City of Stuart.

At the Local Planning Agency (LPA) meeting on March 10, 2022, the LPA recommended denial of the subject petition to the City Commission with five (5) members recommending denial of the proposal and one (1) member in support of the proposal. The reasons given by the LPA members recommending denial were: (1) not in favor of the reduction in the side setback for the three (3)-story building, (2) the overall size/height and massing of the three (3)-story building, and (3) the use of the subject property as a self-storage facility.

This item was heard at the May 9, 2022 City Commission meeting and received a unanimous vote to approve the subject ordinance on first reading. There are no changes to this project since first reading.

For additional project details, please refer to the attached staff report.

Funding Source:

N/A

Recommended Action:

City staff recommends a motion to approve Ordinance 2482-2022.

ATTACHMENTS:

1. A.1 ORDINANCE 2482-2022

2. A2. EXHIBIT D: ALTA NSPS LAND TITLE BOUNDARY AND TOPOGRAPHIC SURVEY
3. A3. EXHIBIT D SITE PLAN
4. A4. EXHIBIT D LANDSCAPE PLAN
5. A5. EXHIBIT D: FLOOR PLANS
6. A6. EXHIBIT D: EXTERIOR ELEVATIONS
7. A7. EXHIBIT D: PROPOSED SITE LIGHTING
8. A8. EXHIBIT D: CIVIL PLANS
9. A9. EXHIBIT D: TRAFFIC IMPACT ANALYSIS
10. A10. EXHIBIT D: STORMWATER REPORT
11. A11. EXHIBIT D: RULES AND REGULATIONS
12. A12. EXHIBIT D: STORMWATER MANAGEMENT SYSTEM OPERATION AND MAINTENANCE PLAN
13. B1. STAFF REPORT
14. B.2 BACKUP PROJECT RENDERING
15. B3. BACKUP PUBLIC NOTIFICATION AFFIDAVIT
16. B4 BACKUP PROJECT NARRATIVE
17. B5. BACKUP: TURN LANE WARRANT ANALYSIS
18. B6. BACKUP: CPUD AMENDMENT APPLICATION
19. B7. BACKUP: OWNER AUTHORIZATION LETTER
20. B8. BACKUP: ORDINANCE 1578-97
21. B9. BACKUP: ORDINANCE 1579-97
22. B10. BACKUP: ORDINANCE 1580-97
23. B11. BACKUP: FEBRUARY 2, 2022 STAFF COMMENTS



**BEFORE THE CITY COMMISSION
CITY OF STUART, FLORIDA**

ORDINANCE NUMBER 2482-2022

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, APPROVING A MAJOR AMENDMENT TO A COMMERCIAL PLANNED UNIT DEVELOPMENT (CPUD) FOR A 6.59-ACRE PROPERTY OWNED BY MICHAEL NOVIK TRUST AT 1053 SOUTHEAST INDIAN STREET; GENERALLY LOCATED APPROXIMATELY ONE-HALF MILE EAST OF THE INTERSECTION AT WILLOUGHBY ROAD AND SOUTHEAST INDIAN STREET ON THE NORTH SIDE OF THE ROAD, SAID LAND BEING MORE FULLY DESCRIBED IN EXHIBIT “A” ATTACHED; ESTABLISHING THE BEE SAFE STORAGE CPUD CONSISTING OF ONE, THREE-STORY, 135,000-SQUARE-FOOT SELF STORAGE BUILDING AND EIGHT, ONE-STORY STORAGE BUILDINGS; PROVIDING FOR CERTAIN DEVELOPMENT DOCUMENTS AND CONDITIONS; DECLARING THE PLAN TO BE CONSISTENT WITH THE CITY’S COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

*** * * * ***

WHEREAS, on May 26th, 1998, the City Commission of the City of Stuart, FL adopted Ordinance 1578-97, providing for the voluntary annexation of a parcel of land at the northeast corner of S.E. Willoughby Boulevard and S.E. Indian Street in Section 16, Township 38 South, Range 41 East, Martin County, FL, upon the petition of the owner thereof; and

WHEREAS, on August 24th, 1998, the City Commission of the City of Stuart, FL adopted Ordinance 1579-97, providing a land use designation of “Commercial” on the City Future Land Use Map of the City Comprehensive Plan for Annexation Parcel #F12; and

WHEREAS, on August 24th, 1998, the City Commission of the City of Stuart, FL adopted Ordinance 1580-97, establishing a zoning classification of Commercial Planned Unit Development (CPUD) for Annexation Parcel #F12; and

WHEREAS, on May 7, 2021, an application was submitted to the City for an amendment to the aforementioned CPUD; and

WHEREAS, the Local Planning Agency board held a properly noticed hearing at a regularly scheduled meeting to consider the applicant’s request to amend the CPUD; and

WHEREAS, the City Commission held a properly noticed hearing at a regularly scheduled City Commission to consider the application by Lucido and Associates representing Bee Safe Storage & Wine Cellar Holdings (contract purchaser) and Michael Novik Trust (property owner), for a 6.59-acre parcel of land located approximately one-half mile east of the intersection at Willoughby Road and SE Indian Street on the north side of SE Indian Street; and

WHEREAS, the City Commission, has considered the Petitioner's voluntary request for a Major Amendment to the CPUD, and has also considered the recommendation of the city staff.

WHEREAS, the Applicant has committed to the City that its development will comply with all development codes, plans, standards and conditions approved by the City Commission; and that it will bind its successors in title to any such commitments made upon approval of the CPUD; and

WHEREAS, at the hearing the applicant showed by substantial competent evidence that the application is consistent with the Stuart Comprehensive Plan, and the Land Development Code of the City, and with the procedural requirements of law; and

WHEREAS, the CPUD development will be in harmony with surrounding properties and their anticipated development; and

WHEREAS, the foregoing recitals are true and adopted as findings of fact and conclusions of law; and

WHEREAS, the property is legally described in “**Exhibit A**” of this ordinance. A map depicting the property is attached hereto as **Exhibit “B”** and made a part hereof by reference; and development conditions including a timetable for construction attached hereto as **Exhibit “C”**;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA THAT:

SECTION 1: The following new documents are on file as public records of the City, at the office of the City Clerk in City Hall, and attached hereto as **Exhibit “D”**, hereinafter the “Development Documents”, shall be deemed a part of the development conditions:

- a. **ALTA/NSPS Land Title Boundary and Topographic Survey, Sheets 1-3, prepared by *Bowman Consulting*, dated 03.10.2021.**
- b. **Site Plan, Bee Safe Storage & Wine Cellar CPUD, Sheet 1 and 2 of 2, by *Lucido & Associates*, dated 04.19.2022.**
- c. **Landscape Plan, Bee Safe Storage & Wine Cellar CPUD, Sheets L1-L4, by *Lucido & Associates*, dated 04.20.2022.**
- d. **Floor Plans, Bee Safe Storage and Wine Cellar, Sheets A101-A104, by *Carmina Wood Morris*, dated 12.06.2021.**
- e. **Exterior Elevations, Bee Safe Storage and Wine Cellar, Sheets A500-A502, by *Carmina Wood Morris*, dated 10.06.2021.**
- f. **Proposed Site Lighting, Bee Safe Storage, Sheet 1 of 1, by *Visual*, dated 10.11.2021.**
- g. **Civil Plans, Bee Safe Storage and Wine Cellar, Sheets C03, C04, C07, C08, C09, C10, C11, by *Bowman Consulting*, dated February 2022.**

- h. Traffic Impact Analysis, 31 pages, by *Bowman Consulting*, dated July 20, 2021.**
- i. Stormwater Report, Bee Safe Self Storage, 42 pages, by *Bowman Consulting*, dated February 8, 2022.**
- j. Rules and Regulations, Bee Safe Storage and Wine Cellar, 4 pages.**
- k. Stormwater Management System Operation and Maintenance Plan, Bee Safe Self Storage, 1 page.**

SECTION 2: The Future Land Use designation in the City's Comprehensive Land Use Plan shall remain split Commercial (C) and Public (P). The Land Development (Zoning) District designation on the City of Stuart Official Zoning Map shall remain "CPUD" Commercial Planned Unit Development amended by this ordinance to allow for one enclosed, three-story 135,000-square-foot storage building and eight, one-story self-storage structures.

SECTION 3: This ordinance becomes effective upon adoption.

SECTION 4: Except as otherwise provided herein, no development permits, site permits, or building permits shall be issued by the City except in compliance with the City's Land Development Code.

SECTION 5: All ordinances or parts of ordinances in conflict with this ordinance or any part thereof is hereby repealed to the extent of such conflict. If any provision of this ordinance conflicts with any contractual provision between the City and the developer of the site, this ordinance shall prevail.

SECTION 6: If any provision of this ordinance or the application thereof to any person or circumstance is held invalid, the invalidity shall not affect other provisions or applications which can be given effect without the invalid provision or application, and to this end the provisions of

this ordinance are declared severable.

SECTION 7: This ordinance shall be effective upon the following to occur: adoption by the City Commission, and proper execution and acceptance by the Owner.

SECTION 8: The complete execution and recording of this Ordinance by the City Clerk shall occur no later than 60 days from the date of this approval, failing which this ordinance shall be void.

SECTION 9: Upon complete execution of this Ordinance, including the Acceptance and Agreement by the Owner, the City Clerk is directed to record a Certified Copy of the same in the Public Records of Martin County, Florida.

(The remainder of this page intentionally left blank)

Passed on first reading the ____ day of _____, 2022.

Commissioner _____ offered the foregoing Ordinance and moved its adoption. The motion was seconded by Commissioner _____ and upon being put to a roll call vote, the vote was as follows:

MERRITT MATHESON, MAYOR
TROY MCDONALD, VICE MAYOR
BECKY BRUNER, COMMISSIONER
EULA R. CLARKE, COMMISSIONER
MIKE MEIER, COMMISSIONER

YES	NO	ABSENT	ABSTAIN

ADOPTED on second and final reading this ____ day of _____, 2022.

ATTEST:

MARY R. KINDEL
CITY CLERK

MERRITT MATHESON
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

MICHAEL J. MORTELL, ESQ.
CITY ATTORNEY

(The remainder of this page intentionally left blank)

ACCEPTANCE AND AGREEMENT

BY SIGNING THIS ACCEPTANCE AND AGREEMENT, THE UNDERSIGNED HEREBY ACCEPTS AND AGREES TO ALL OF THE TERMS AND CONDITIONS CONTAINED IN A COMMERCIAL PLANNED UNIT DEVELOPMENT AND IN ALL EXHIBITS, ATTACHMENTS AND DEVELOPMENT DOCUMENTS, INTENDING TO BE BOUND THEREBY, AND THAT SUCH ACCEPTANCE AND AGREEMENT IS DONE FREELY, KNOWINGLY, AND WITHOUT ANY RESERVATION, AND FOR THE PURPOSES EXPRESSED WITHIN THE ABOVE ORDINANCE. IF IT IS LATER DISCOVERED THAT THE UNDERSIGNED, OR ITS SUCCESSORS OR ASSIGNS HAVE FAILED IN ANY MATERIAL WAY TO DEVELOP THIS COMMERCIAL PLANNED UNIT DEVELOPMENT (CPUD) ACCORDING TO THIS ORDINANCE, ITS CONDITIONS, AND THE DEVELOPMENT PLANS AND DOCUMENTS, THE UNDERSIGNED UNDERSTANDS AND AGREES THAT THIS ORDINANCE MAY BE AMENDED OR REPEALED BY THE CITY COMMISSION, AND THAT OTHER ACTIONS MAY BE TAKEN AGAINST THE UNDERSIGNED BY THE CITY, INCLUDING BUT NOT LIMITED TO CODE ENFORCEMENT ACTIONS, PERMIT AND LICENSING REVOCATIONS, AND ALL APPLICABLE CIVIL AND CRIMINAL ACTIONS.

IN WITNESS WHEREOF THE UNDERSIGNED HAS EXECUTED THIS ACCEPTANCE AND AGREEMENT:

WITNESSES:

Steven Epstein, Successor Trustee of
Michael Novik Trust

By: _____

Print Name: _____

Print Name: _____

OWNERS ACKNOWLEDGMENT

The above Ordinance, Acceptance and Agreement was acknowledged before me this ____ day
of _____, 2022, by Steven Epstein, Successor Trustee of the Michael Novik Trust.

Notary Public, State of Florida

My Commission Expires:

Notary Seal

Personally Known _____ OR Produced Identification _____

Type of Identification Produced _____

CITY'S ACKNOWLEDGEMENT

STATE OF FLORIDA,

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ____ physical
presence or ____ online notarization, this ____ day of _____, 2022, by

Personally Known OR Produced Identification

Type of ID Produced _____

Signature of Notary Public: _____

Commission Expires:

Notary Seal:

EXHIBIT A – LEGAL DESCRIPTION

BEE SAFE STORAGE CPUD

TRACT 45, PORT SEWALL, ACCORDING TO OFFICIAL MAP OF SEWALL'S POINT LAND COMPANY PLAT, FILED NOVEMBER 18, 1913, RECORDED IN PLAT BOOK 3, AT PAGE 7, OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA;

TOGETHER WITH THE WEST 35 FEET OF THE SOUTH 35 FEET OF TRACT 39, AND THE SOUTH 95 FEET OF TRACT 40, PORT SEWALL, ACCORDING TO OFFICIAL MAP OF SEWALL'S POINT LAND COMPANY PLAT, FILED NOVEMBER 18, 1913, RECORDED IN PLAT BOOK 3, AT PAGE 7, OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

CONTAINING 287,050 SQUARE FEET OR 6.59 ACRES, MORE OR LESS.

EXHIBIT B – LOCATION MAP

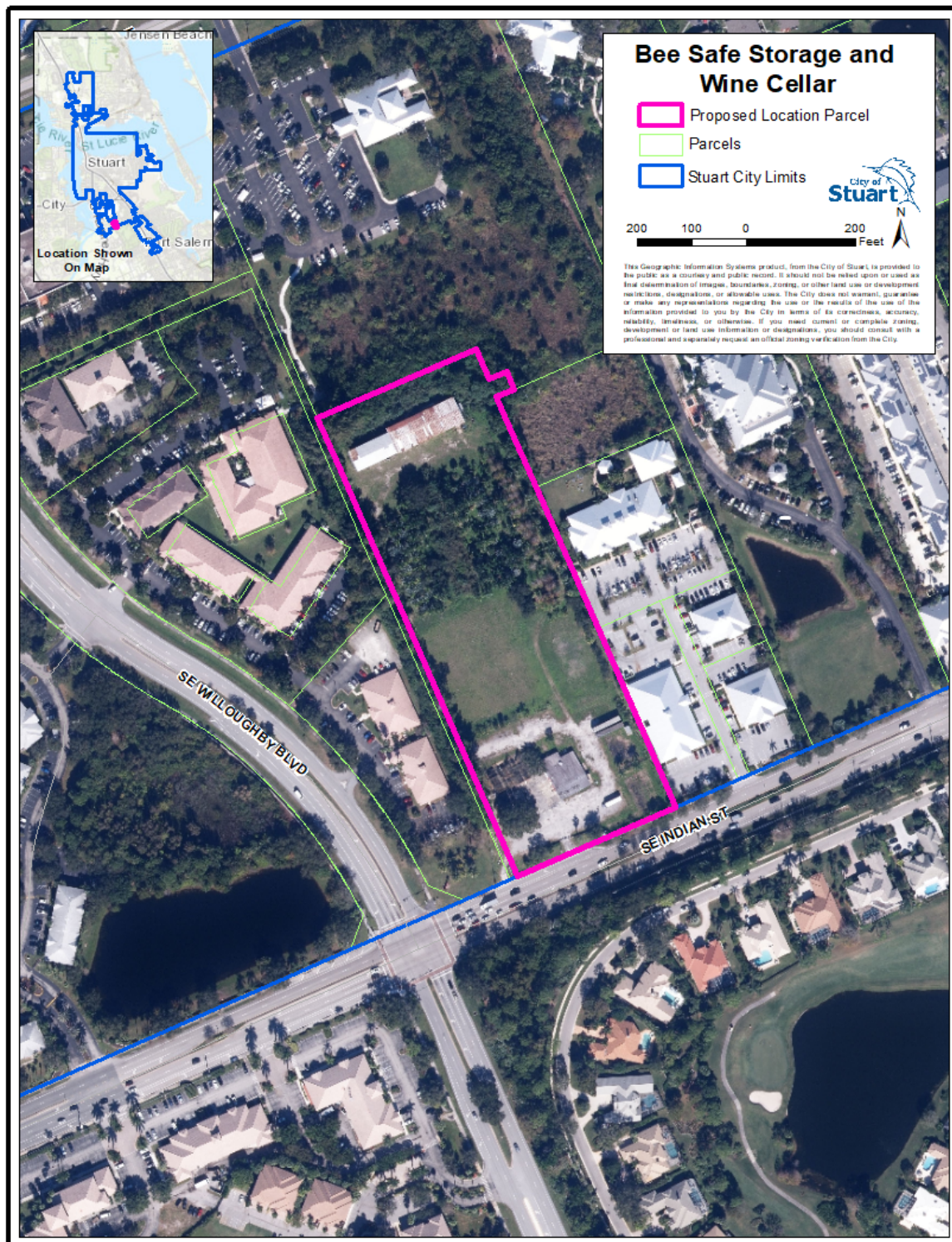


EXHIBIT C – DEVELOPMENT CONDITIONS

Approved Plans and Documents

2. The Bee Safe CPUD project and use thereof shall comply with the following drawings and documents:
 - a. ALTA/NSPS Land Title Boundary and Topographic Survey, Sheets 1-3, prepared by *Bowman Consulting*, dated 03.10.2021.
 - b. Site Plan, Bee Safe Storage & Wine Cellar CPUD, Sheet 1 and 2 of 2, by *Lucido & Associates*, dated 04.19.2022.
 - c. Landscape Plan, Bee Safe Storage & Wine Cellar CPUD, Sheets L1-L4, by *Lucido & Associates*, dated 04.20.2022.
 - d. Floor Plans, Bee Safe Storage and Wine Cellar, Sheets A101-A104, by *Carmina Wood Morris*, dated 12.06.2021.
 - e. Exterior Elevations, Bee Safe Storage and Wine Cellar, Sheets A500-A502, by *Carmina Wood Morris*, dated 10.06.2021.
 - f. Proposed Site Lighting, Bee Safe Storage, Sheet 1 of 1, by *Visual*, dated 10.11.2021.
 - g. Civil Plans, Bee Safe Storage and Wine Cellar, Sheets C03, C04, C07, C08, C09, C10, C11, by *Bowman Consulting*, dated February 2022.
 - h. Traffic Impact Analysis, 31 pages, by *Bowman Consulting*, dated July 20, 2021.
 - i. Stormwater Report, Bee Safe Self Storage, 42 pages, by *Bowman Consulting*, dated February 8, 2022.
 - j. Rules and Regulations, Bee Safe Storage and Wine Cellar, 4 pages.
 - k. Stormwater Management System Operation and Maintenance Plan, Bee Safe Self Storage, 1 page.
3. Any modifications to the CPUD Site Plan that exceeds 10% of the approved building footprint, building setbacks, gross square footage, building location, parking size,

location and number of parking, location of drainage areas, location of monument and building signage, and location of landscaping may be approved by the City's Development Director; however, the Development Director may refer the matter to the City Commission for approval via a public hearing.

4. The build out date shall be two years from the date that this ordinance is recorded.
5. Photometric plans must be revised to increase foot candle averages near and around storage unit to an average of 2.
6. All on-site lighting shall be cast downward and shielded from adjacent properties.
7. Double dumpster enclosure shall be constructed per City of Stuart specifications.
8. All construction pertinent to this department shall be installed, inspected, and tested in accordance with the City of Stuart Minimum Design and Construction Standards latest edition and the City of Stuart Specifications and Ordinances where applicable. In case of discrepancies between the construction plans and aforementioned manuals, the most restrictive shall apply.
9. Approval by the Public Works department shall not be construed to be a license to proceed with work and shall not be construed as authority to violate, cancel, alter or set aside any of the provisions of the City Code. Approval shall not prevent this department from thereafter requiring a correction of errors in plans, construction, or violation of City Code. Code Compliance rests with the design engineer.
10. A preliminary radio signal strength survey is required and shall be submitted at time of site permit.
11. The installation of a Knox key switch to operate the gate is required for City of Stuart fire rescue and Martin County Fire Rescue and the gate codes are to be posted with the City's Police Department.

12. Consistent with F.S. 163.31801 and prior to the issuance of each building permit, the owner shall pay all applicable impact fees.
13. By acceptance of this development order, the Applicant acknowledges and agrees to abide by the terms of Florida Statute 166.033 pertaining to state and federal agency permits.
14. All work shall conform with the 7th edition of the Florida Fire Prevention Code.
15. Prior to the issuance of a Certificate of Occupancy for each building, an inspection from the Development Department is required.
16. No more than two wall signs and one monument sign shall be permitted on the subject site.
17. Prior to the issuance of the first building permit, the Applicant shall schedule through the Building Department a pre-construction meeting.
18. Outdoor storage of items and vehicles are prohibited on the property.
19. Temporary or freestanding storage units are prohibited on the property once construction is complete.
20. Prior to the issuance of the first Certificate of Occupancy, all landscape buffers shall be installed per the approved landscape plan.
21. The project shall comply with project's tree relocation and mitigation plan, Sht. L2 of L4 by *Lucido and Associates*. The Applicant shall demonstrate compliance with this plan at time of site permit submittal.
22. The developer shall eradicate all invasive vegetation for the entire site to be completed and inspected prior the first building permit being issued.

23. Any tree proposed for onsite relocation that does not survive shall be replaced at a 1/1 ratio per caliper inch, or as otherwise approved by the City's Development Director.
24. Prior to the issuance of the Certificate of Occupancy for each building, all new ground-mounted and rooftop mechanical equipment shall be screened from view, unless otherwise exempted by the City Fire Marshal or the Public Works Department.
25. At no time shall staging of construction vehicles and/or service vehicles occur within a public right-of-way.
26. All gutters, downspouts, vents, and louvers attached to the building shall be painted to match the surface to which it is attached.
27. The Applicant, successors, or assigns shall be responsible for the maintenance of all onsite landscaping, stormwater maintenance, concrete/asphalt/pavers, and all other site elements approved within the Development Documents.
28. Prior to the issuance of the site permit, the Applicant shall submit an updated construction phasing and safety plan for City staff to review. The construction phasing and safety plan shall include all necessary construction zone signage and fencing as required by the City Building Department and will need to be monitored throughout the construction duration and modified as necessary to allow for safe and effective pedestrian and vehicular movement throughout the project. If at any time the contractor wishes to modify the phasing plan, a revised phasing plan shall be submitted to the Building Department for review.
29. The construction, operation, and/or maintenance of any elements of the subject project shall not have any negative impacts on the existing drainage of the surrounding areas. If at any time during the project development it is determined by the City that any of the surrounding areas are experiencing negative drainage impacts caused by the project, it shall be the Applicant's responsibility to resolve said impacts in a period of time and a manner acceptable to the City prior to additional construction activities.

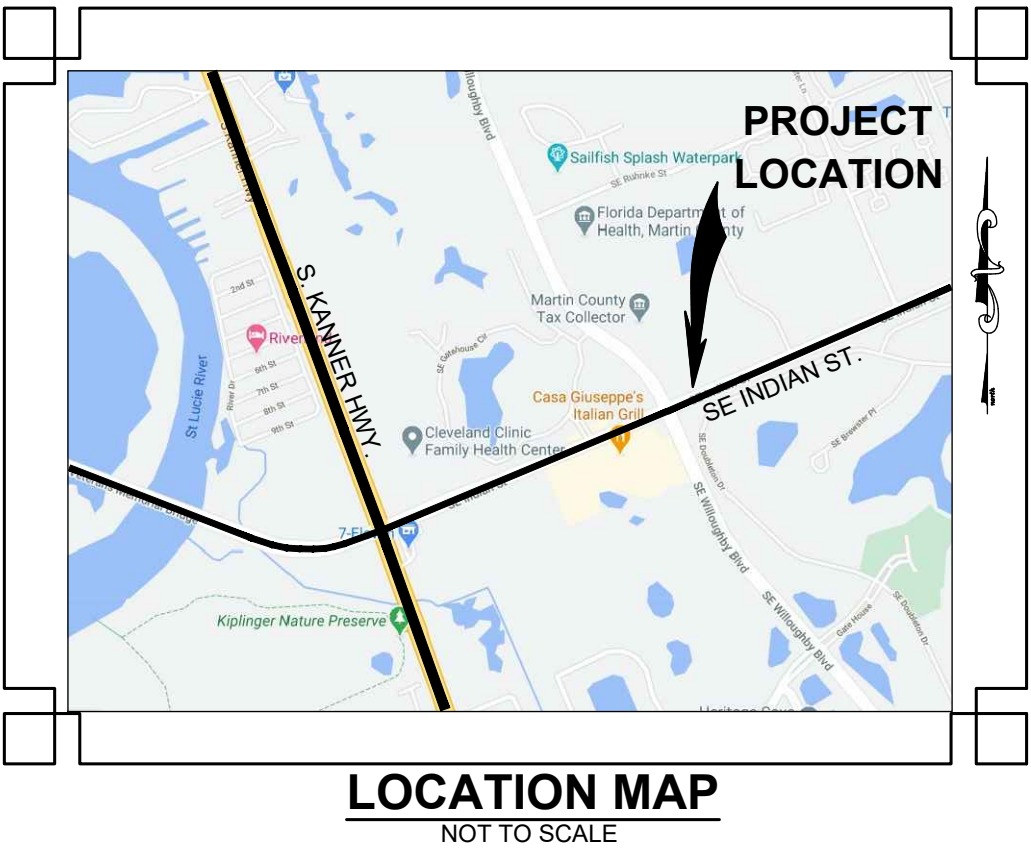
30. Prior to the issuance of a Certificate of Occupancy, the Applicant shall submit all required recorded easements and easement modifications to the City Development Department.
31. Applicant shall provide a digital boundary survey and civil plan prior to the issuance of a site permit.
32. Civil Plans shall be reviewed and approved by all applicable City departments prior to the issuance of a site permit.
33. All regulatory agency permits, including but not limited to the South Florida Water Management District and Army Corp of Engineers, shall be obtained by the applicant and copies provided to the City prior to the commencement of any development activities.
34. All development activities shall comply with the City's Concurrency Management System prior to the issuance of building permits.
35. In the event of any conflict in the provisions of Exhibit 'C' Development Conditions and attached exhibits, Exhibit 'C' shall prevail.
36. Prior to certificate of occupancy of the last building, the applicant shall provide an engineer's written confirmation attesting that the CPUD's stormwater system is in place and functioning in compliance with all approved plans and specifications.
37. Erosion and dust control measures to be implemented during construction shall be provided on the civil plans and submitted during site permit review. Water trucks shall be provided by the applicant as necessary during construction in order to reduce dust generated on-site.
38. Site work including but not limited to land preparation, lake excavation, clearing and grading, drainage and water, sewer and irrigation lines, and private road shall be reviewed by the City's Public Works department and the city's engineering consultant prior to permitting. Specifically,
 - a. Private Road & R.O.W. including pedestrian sidewalk

b. Proposed Retention Areas

39. All new fences and gates shall be maintained by the Applicant, successors, and assigns.

(The remainder of this page intentionally left blank)

EXHIBIT D – DEVELOPMENT DOCUMENTS



ALTA/NSPS LAND TITLE
BOUNDARY AND TOPOGRAPHIC SURVEY
LYING IN PORT SEWALL (OFFICIAL MAP SEWALL'S POINT LAND CO.)
RECORDED IN PLAT BOOK 3, PAGE 7, PALM BEACH, NOW MARTIN COUNTY PUBLIC RECORDS
AND SECTION 16, TOWNSHIP 38 SOUTH, RANGE 38EAST
MARTIN COUNTY, FLORIDA

LEGAL DESCRIPTION
(PER O.R.B. 1427, PG. 1145)

TRACT 45, PORT SEWALL, ACCORDING TO OFFICIAL MAP OF SEWALL'S POINT LAND COMPANY PLAT, FILED NOVEMBER 18, 1913, RECORDED IN PLAT BOOK 3, AT PAGE 7, OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA;

TOGETHER WITH THE WEST 35 FEET OF THE SOUTH 35 FEET OF TRACT 39, AND THE SOUTH 95 FEET OF TRACT 40, PORT SEWALL, ACCORDING TO OFFICIAL MAP OF SEWALL'S POINT LAND COMPANY PLAT, FILED NOVEMBER 18, 1913, RECORDED IN PLAT BOOK 3, AT PAGE 7, OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

CONTAINING 287,050 SQUARE FEET OR 6.59 ACRES, MORE OR LESS.

TITLE COMMITMENT:

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
COMMITMENT NUMBER: 10253094, ISSUING OFFICE FILE NUMBER: NO73S01
COMMITMENT DATE: FEBRUARY 12, 2020 @ 1100 P.M.

SCHEDULE B - SECTION II:

- A. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE COMMITMENT DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT.
NOT A SURVEY MATTER.
1. ANY RIGHTS, INTERESTS OR CLAIMS OF PARTIES IN POSSESSION OF THE LAND NOT SHOWN BY THE PUBLIC RECORDS.
NOT A SURVEY MATTER.
2. A. GENERAL OR SPECIAL TAXES AND ASSESSMENTS REQUIRED TO BE PAID IN THE YEAR **2021** AND SUBSEQUENT YEARS.
NOT A SURVEY MATTER.
- B. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT RECORDED IN THE PUBLIC RECORDS.
NOT A SURVEY MATTER.
- C. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE THAT WOULD BE DISCLOSED BY AN INSPECTION OR AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND INSPECTION OF THE LAND.
- D. EASEMENTS OR CLAIMS OF EASEMENTS NOT RECORDED IN THE PUBLIC RECORDS.
NONE PROVIDED.
- E. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL FURNISHED, IMPOSED BY LAW AND NOT RECORDED IN THE PUBLIC RECORDS.
NOT A SURVEY MATTER.
3. ANY OWNER'S POLICY ISSUED PURSUANT HERETO WILL CONTAIN UNDER SCHEDULE B THE FOLLOWING EXCEPTION: *ANY ADVERSE OWNERSHIP CLAIM BY THE STATE OF FLORIDA BY RIGHT OF SOVEREIGNTY TO ANY PORTION OF THE LAND INSURED HEREUNDER, INCLUDING SUBMERGED, FILLED AND ARTIFICIALLY EXPOSED LANDS, AND LANDS ACCRETED TO SUCH LANDS.*
NONE PROVIDED.
4. ANY LIEN PROVIDED BY COUNTY ORDINANCE OR BY CHAPTER 159, F.S., IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY, FOR UNPAID SERVICE CHARGES FOR SERVICES BY ANY WATER SYSTEMS, SEWER SYSTEMS OR GAS SYSTEMS SERVING THE LAND DESCRIBED HEREIN; AND ANY LIEN FOR WASTE FEES IN FAVOR OF ANY COUNTY OR MUNICIPALITY.
NOT A SURVEY MATTER.
5. EASEMENT TO FLORIDA POWER AND LIGHT COMPANY RECORDED IN O.R. BOOK 179, PAGE 266, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
DOES NOT AFFECT SUBJECT PROPERTY.
6. RIGHTS OF THE LESSEES UNDER UNRECORDED LEASES.
NOT A SURVEY MATTER.

TREE LEGEND				
Tree #	Common Name	DBH	Mult-trunk	Nursery Stock
1	Live Oak	14.5		
2	Live Oak	15		
3	Live Oak	14		
4	Live Oak	26		
5	Live Oak	31		
6	Live Oak	11.5		
7	Mahogany	5.5		
8	Live Oak	9		YES
9	Bald Cypress	7		YES
10	Bald Cypress	7.5		YES
11	Bald Cypress	6		YES
12	Bald Cypress	9		YES
13	Bald Cypress	11		YES
14	Bald Cypress	8		YES
15	Bald Cypress	8		YES
16	Bald Cypress	6.5		YES
17	Bald Cypress	6.5		YES
18	Bald Cypress	6.5		YES
19	Bald Cypress	7.5		YES
20	Bald Cypress	7.5		YES
21	Bald Cypress	8		YES
22	Bald Cypress	7		YES
23	Bald Cypress	7		YES
24	Bald Cypress	5.5		YES
25	Bald Cypress	8		YES
26	Bald Cypress	9.5		YES
27	Bald Cypress	7		YES
28	Bald Cypress	8.5		YES
29	Bald Cypress	10		YES
30	Bald Cypress	7		YES
31	Bald Cypress	7.5		YES
32	Bald Cypress	7		YES
33	Bald Cypress	9		YES
34	Bald Cypress	10		YES
35	Bald Cypress	8		YES
36	Bald Cypress	8		YES
37	Bald Cypress	8.5		YES
38	Bald Cypress	11		YES
39	Bald Cypress	7.5		YES
40	Live Oak	17.5	YES	YES
41	Live Oak	26	YES	YES
42	Live Oak	11.5	YES	YES
43	Live Oak	11	YES	YES
44	Live Oak	18.5	YES	YES
45	Bald Cypress	8		YES
46	Bald Cypress	8		YES
47	Bald Cypress	10		YES
48	Bald Cypress	10		YES
49	Bald Cypress	8		YES
50	Bald Cypress	9		YES
51	Bald Cypress	9		YES
52	Bald Cypress	6		YES
53	Live Oak	4.5		YES
54	Live Oak	16	YES	YES
55	Live Oak	22	YES	
56	Live Oak	17	YES	
57	Live Oak	4.5		
58	Live Oak	17	YES	
59	Live Oak	6		
60	Live Oak	4.5		
61	Live Oak	12	YES	
62	Live Oak	10	YES	
63	Live Oak	4.5		YES
64	Live Oak	5		YES
65	Live Oak	10		YES
66	Live Oak	15.5	YES	YES
67	Live Oak	5.5		YES
68	Live Oak	18		
69	Live Oak	18		
70	Live Oak	6		YES

LEGEND	
ALTA	= AMERICAN LAND TITLE ASSOCIATION
APU	= APPARENT PHYSICAL USE
BTM	= BOTTOM
CBS	= CONCRETE BLOCK AND STUCCO
CMP	= CORRUGATED METAL PIPE
EL	= ELEVATION
F.F.E.	= FINISHED FLOOR ELEVATION
G.P.S.	= GLOBAL POSITIONING SYSTEM
HDPE	= HIGH DENSITY POLYETHYLENE PIPE
INV.	= INVERT
LB	= LICENSED BUSINESS
N/A	= NON APPLICABLE
N.A.V.D.	= NORTH AMERICAN VERTICAL DATUM
NSPS	
O.R.B.	= OFFICIAL RECORDS BOOK
P.B.	= PLAT BOOK
PCN	= PARCEL CONTROL NUMBER
PG.	= PAGE
RCP	= REINFORCED CONCRETE PIPE
R.T.K.	= REAL TIME KINEMATIC
R/W	= RIGHT-OF-WAY
TYP.	= TYPICAL
U.D.E.	= UTILITY & DRAINAGE EASEMENT
x14.52	= EXISTING ELEVATION
53	= TREE DESIGNATION
●	= SET 5/8" IRON ROD AND CAP STAMPED "BOWMAN CG LB 8030"
○	= FOUND IRON ROD
□	= FOUND CONCRETE MONUMENT
■	= ASPHALT PAVEMENT
▨	= ASPHALT MILLINGS
⌂	= BACKFLOW PREVENTER
⊕	= BENCHMARK
⊙	= BIKE LANE
⊘	= BOLLARD
⊞	= BRICK PAVYER BLOCKS
▩	= BUILDING
▤	= CATCH BASIN
⊙	= CLEANOUT
⌂	= CONCRETE
⌂	= CONCRETE UTILITY POLE
⌂	= CONTOUR ELEVATION
⌂	= ELECTRIC HAND HOLE
⌂	= FIBER OPTIC MARKER
⌂	= FENCE
⌂	= GATE VALVE
⌂	= GUY WIRE & ANCHOR
⌂	= IRRIGATION VALVE OR BOX
⌂	= LIGHT POLE
⌂	= MAILBOX
⌂	= OVERHEAD UTILITY LINE
⌂	= RISER
⌂	= SEWER VALVE
⌂	= SIGN
⌂	= STORM MANHOLE
⌂	= WELL
⌂	= WOOD UTILITY POLE

SURVEYOR'S NOTES:

- THIS IS A BOUNDARY AND TOPOGRAPHIC SURVEY AS DEFINED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE. SAID SURVEY MEETS THE "STANDARDS OF PRACTICE" FOR SURVEYING AND MAPPING, AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE (F.A.C.), PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THE BOUNDARY SURVEY SHOWN HEREON WAS PREPARED UTILIZING THE TITLE COMMITMENT AS PROVIDED BY THE CLIENT.
- THE COORDINATES, BEARINGS AND DISTANCES SHOWN HEREON ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR PROJECTION, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83 / 2011 ADJUSTMENT). THIS REFERENCE WAS ESTABLISHED BY USING TRIMBLE R-10 AND TRIMBLE R-12 GPS RECEIVERS WITH THE TRIMBLE VRS NOW NETWORK AND VERIFIED BY MULTIPLE OCCUPATIONS ON THE PROJECT CONTROL POINTS.

THE BEARING BASIS SHOWN HEREON REFERS TO THE OBSERVED BEARING OF NORTH 66°17'21" WEST FOR THE NORTHERLY RIGHT-OF-WAY LINE OF INDIAN STREET.

"WILL-IND"
FOUND MARTIN COUNTY PK DISK AND WASHER #4350 SET IN TOP OF CONCRETE CURBED LANDSCAPE ISLAND BULL NOSE IN THE CENTER OF WILLOUGHBY BOULEVARD ON THE SOUTHLERLY SIDE OF INDIAN STREET.
STAMPED "WILL-IND"
ELEVATION - 14.85' (N.A.V.D. 88)
- THE ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 88) AND ARE BASED UPON THE FOLLOWING MARTIN COUNTY BENCHMARK:

THIS SURVEY WAS PERFORMED UTILIZING G.P.S.-R.T.K. PROCEDURES AND TRADITIONAL SURVEY PROCEDURES WITH MULTIPLE MEASUREMENTS ON PROJECT CONTROL POINTS AND HAS A STATISTICAL HORIZONTAL AND VERTICAL POSITIONAL PRECISION OF LESS THAN 0.10 FEET;

ALL DISTANCE SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF AND ARE CALCULATED DISTANCES UNLESS OTHERWISE NOTED.

THE TREE LOCATIONS SHOWN HEREON WERE LOCATED BY EW CONSULTANTS, INC. BY HAND HELD GPS AND ARE APPROXIMATE.

APPARENT PHYSICAL USES:
1) THERE ARE UTILITY POLES, LINES AND ANCHORS ALONG THE SOUTHERLY PROPERTY LINE. NO EASEMENT WAS PROVIDED.

THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR.

ADDITIONS OR DELETIONS TO THIS SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OF PARTIES.

TABLE "A" ITEM 3: THE LANDS BOUND BY THIS SURVEY ARE LOCATED WITHIN AN AREA HAVING FLOOD ZONE DESIGNATION "X" PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 12085C0161H, DATED FEBRUARY 19, 2020.

TABLE "A" ITEM 6: NO ZONING REPORT WAS PROVIDED.

TABLE "A" ITEM 9: THERE ARE NO IDENTIFIABLE PARKING SPACES.

TABLE "A" ITEM 16: THERE IS NO OBSERVABLE EVIDENCE OF CURRENT EARTH MOVING WORK.

TABLE "A" ITEM 17: THERE IS NO OBSERVABLE EVIDENCE OF CHANGES TO RIGHT-OF-WAY. THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

TABLE "A" ITEM 18: THERE HAS BEEN NO FIELD DELINEATION OF WELANDS TO LOCATE.

SURVEYOR'S CERTIFICATION:

TO: CIP CONSTRUCTION COMPANY, A NORTH CAROLINA CORPORATION
FOX MCCLUSKEY
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1 THROUGH 5, 6(B), 7(A), 8, 9, 13, 16, 17, 18, 19 AND 20 OF TABLE A THEREOF.

PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT PROPER FIELD PROCEDURES, INSTRUMENTATION AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OUTLINED IN THE "MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/NSPS LAND TITLE SURVEYS."

ALSO

I FURTHER CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE BOUNDARY AND TOPOGRAPHIC SURVEY SHOWN HEREON WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE" FOR SURVEYING AND MAPPING IN THE STATE OF FLORIDA AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

STEVEN N. BRICKLEY
FLORIDA SURVEYOR AND MAPPER
REGISTRATION NO. 6841

MARCH 10, 2021
DATE OF LAST FIELDWORK

BOWMAN CONSULTING GROUP, LTD., INC.
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER 8030
(LB 8030 = LICENSED BUSINESS NUMBER 8030)

Bowman
CONSULTING
GROUP, LTD., INC.
PROFESSIONAL SURVEYORS AND MAPPERS: CERTIFICATE NO. LB 8030
BOARD OF PROFESSIONAL ENGINEERS: CERTIFICATE OF AUTHORIZATION NO. 30482

Bowman Consulting Group, Ltd., Inc.
301 S.E. Ocean Blvd., Suite 301
Stuart, FL 34994
Phone: (772) 283-1413
Fax: (772) 220-7881
www.bowmanconsulting.com
© Bowman Consulting Group, Ltd.

CIP CONSTRUCTION - INDIAN STREET

ALTANSPS LAND TITLE
BOUNDARY AND TOPOGRAPHIC SURVEY

FLORIDA

MARTIN COUNTY

PROJECT NO
010823-01-001

PLAN STATUS

DATE DESCRIPTION

FIELD BOOK PAGE
20-203 61-66
20-204 61-63
20-207 2,3,6,7
CREW: CS,ZV,CP,JS,AA

D.A.L. S.N.B.
DRAWN CHKD

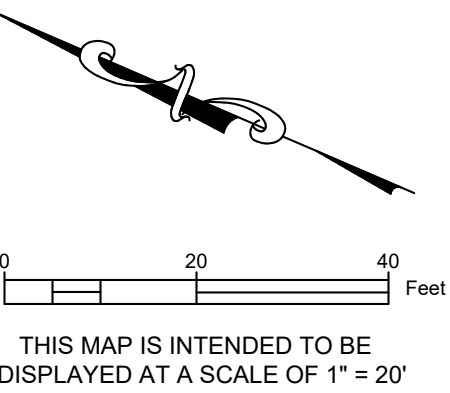
SCALE H: N/A
V: N/A

JOB No. 010823-01-001

DATE MARCH 10, 2021

FILE No.
010823 CIP ALTA

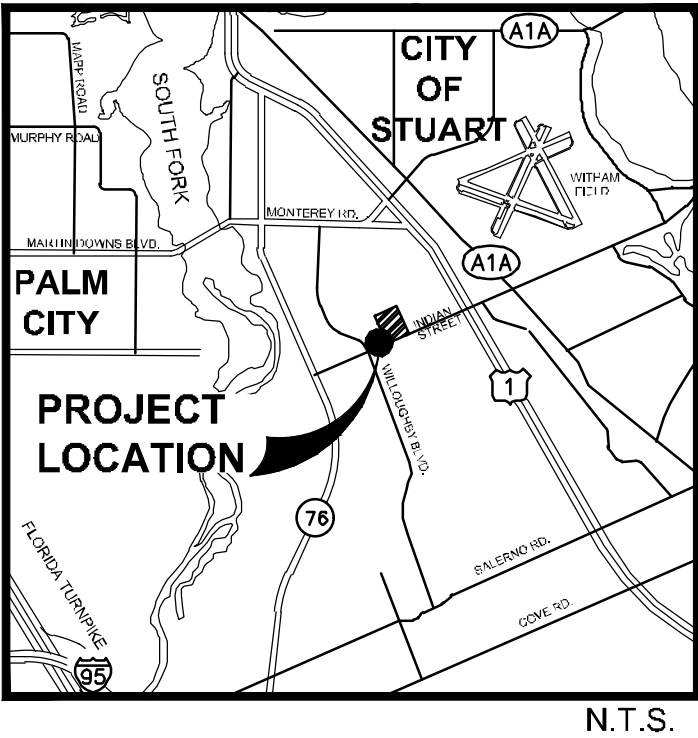
SHEET 1 OF 3



Bowman Consulting Group, Ltd., Inc.
301 S.E. Ocean Blvd., Suite 301
Stuart, FL 34994
Phone: (772) 283-1413
Fax: (772) 220-7881
www.bowmanconsulting.com
© Bowman Consulting Group, Ltd.

PROJECT NO 010823-01-001	
PLAN STATUS	
DATE	DESCRIPTION
FIELD BOOK	PAGE
20-203	61-66
20-204	61-63
20-207	2,3,6,7
CREW: CS,ZV,CP,JS,AA	
D.A.L.	S.N.B.
DRAWN	CHKD
SCALE	H: 1" = 20' V: N/A
JOB No. 010823-01-001	
DATE MARCH 10, 2021	
FILE No. 010823 CIP ALTA	
SHEET	2 OF 3

Key / Location:



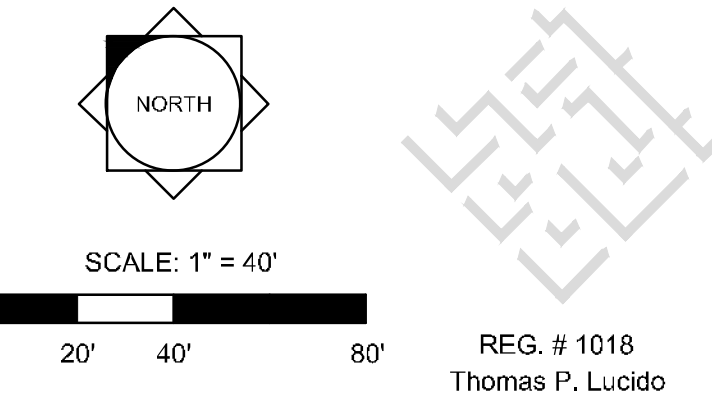
Project Team:

Property Owner:	Michael Novik Trust 14900 Telegraph Road Redford, MI 48239
Client & Property Owner:	Southeast Realty Partners 201 North Elm Street Greensboro, NC 27401
Land Planner / Landscape Architect:	Lucido & Associates 701 East Ocean Boulevard Stuart, Florida 34994
Engineer:	Bowman Consulting Group, LTD, Inc. 301 S.E. Ocean Blvd., Suite 301 Stuart, Florida 34994
Surveyor:	Bowman Consulting Group, LTD, Inc. 301 S.E. Ocean Blvd., Suite 301 Stuart, Florida 34994

Bee Safe Storage & Wine Cellar CPUD
Stuart, Florida

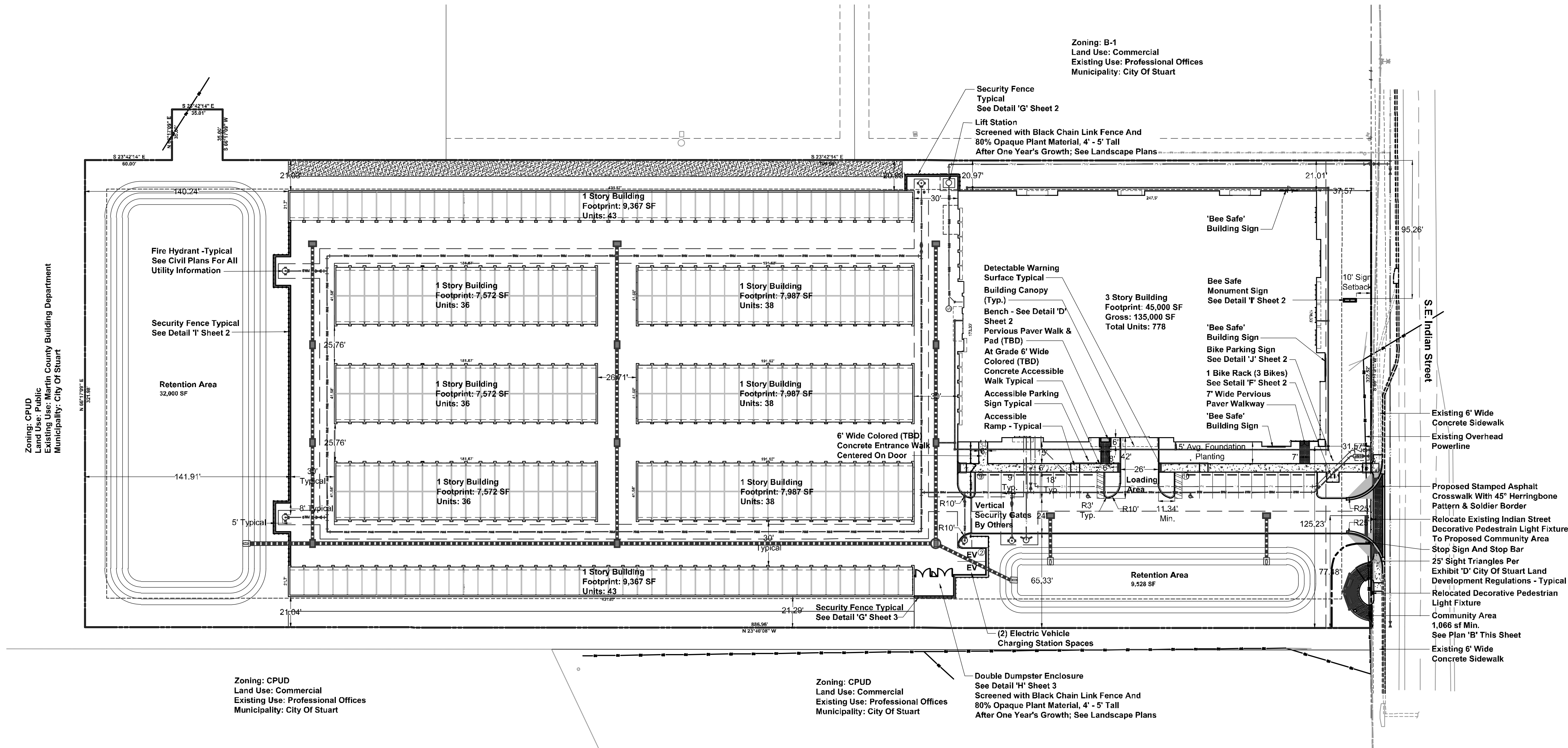
Site Plan

Date	By	Description
12MAY21	SJS	Initial Submittal
18AUG21	SJS	Re-Submittal
28OCT21	SJS	Re-Submittal
11FEB22	SJS	Re-Submittal
23FEB22	SJS	Re-Submittal
4.19.2022	SLS	Re-Submittal

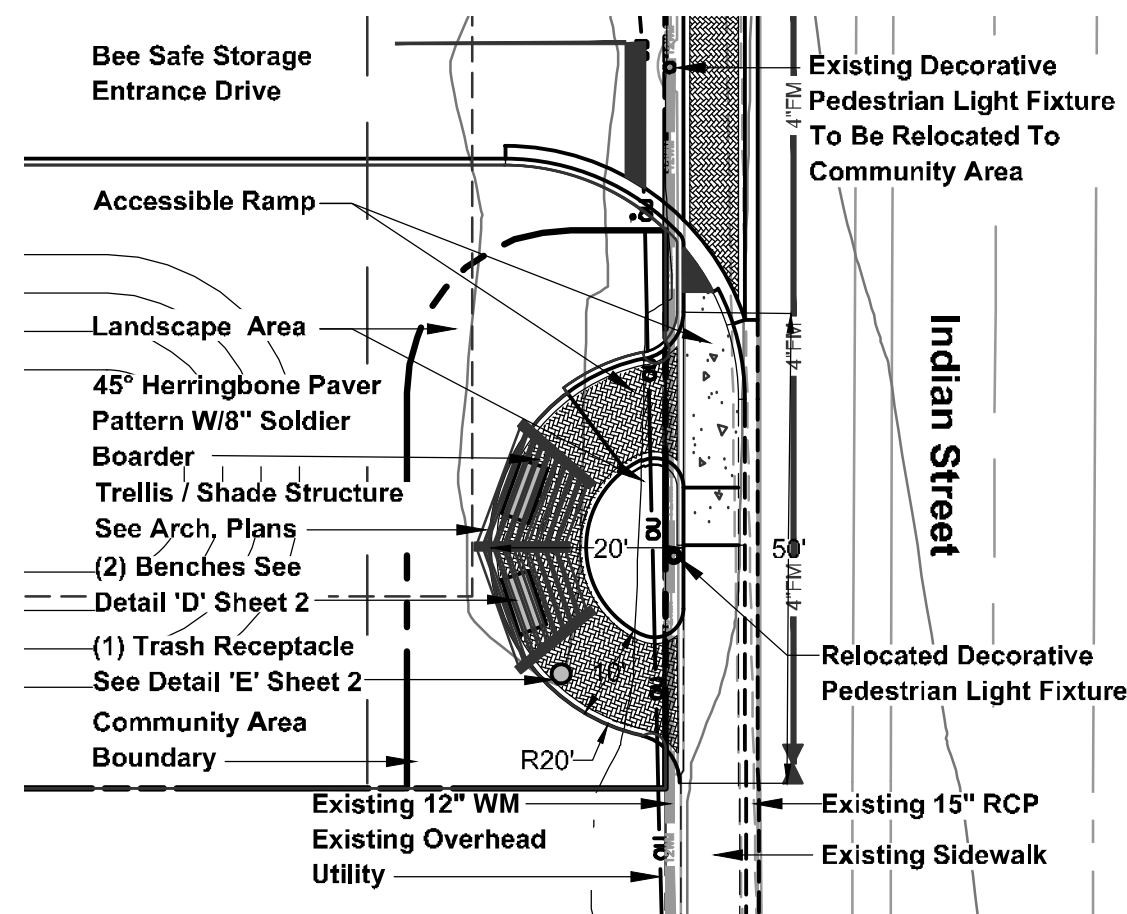


Designer	SJS	Sheet
Manager	DF	
Project Number	20-305	
Municipal Number	---	
Computer File		

1 of 2



A
1 Bee Safe Storage Site Plan
Plan View Scale: 1" = 40'



B
1 Community Area Site Plan
Plan View Scale: 1" = 20'

General Notes:

- All building, parking and access areas shall document compliance with the requirements of the American Disabilities Act prior to the issuance of a building permit.
- Refer to Landscape Plan for landscape details and specifications.
- All exotic plant species shall be removed and all required landscaping shall be installed prior to the issuance of a Certificate of Occupancy.
- The applicant will request in writing, prior to any land clearing, that the City of Stuart Development Dept. Perform a field inspection to determine if barricades have been properly installed on the site.
- All signs will comply with the sign regulations at the time of permitting.
- "No Trespass" signs to be posted during construction and displayed at all entrances and exits.
- All building numbers to be no less than four (4) inches tall, illuminated, and not blocked by landscaping.
- Building numbers shall be placed at front and rear entrances.
- Sediment control measures shall be maintained in working order at all times.
- Provisions shall be made to minimize the deposit of sediment by transport vehicles onto public paved surfaces.
- Sediment basin and traps, perimeter dikes, sediment barriers and other measures intended to trap sediment shall be constructed as a first step in any land activity and shall be made functional before land disturbance takes place.
- All public sidewalks are to be a minimum of 6' in width.
- A crime watch contact shall be established on site, to include all residents and businesses.
- Any sidewalk damaged during construction shall be repaired or replaced.
- A/C Units, trash receptacles, back flow preventer, and other above ground utilities shall be screened with landscape per City of Stuart LDR.
- Knox Box key vaults shall be provided as required.
- No permanent trailers shall be permitted on site. A temporary construction trailer shall be allowed during the course construction activities.
- Detectable warning surfaces shall be provided at all sidewalk ramps and crosswalks.

Site Data

Project Name:	Bee Safe Storage & Wine Cellar
Zoning:	CPUD
Future Land Use:	Commercial (6.59ac)
Parcel ID Number (PIN):	38-38-41-002-039-00010-8
Proposed Use:	Warehouse / Mini-Storage
Proposed FAR:	0.68
Total Site Area:	287,060 sf 6.59 ac
Total Building Area:	200,411 sf 4.60 ac
Total Building Footprint:	110,411 sf 2.53 ac
Vehicular Use Area:	73,995 sf 1.69 ac

Master CPUD Agreement Item #5: Impervious Area

Buildings:	110,411 sf	2.53 ac
Pavement & Curb:	73,995 sf	1.69 ac
Sidewalks:	2,183 sf	0.05 ac
Impervious Max. Allowed:	65%	4.28 ac
Impervious Area Provided:	186,589 sf	4.28 ac 65%

CPUD Setback Modification Request Section 2.04.04.E.5

Building	Min. Required Setback	Provided Setback
3 Story Storage	30'	20'

Pervious Area

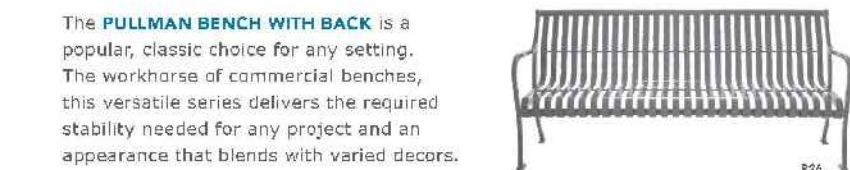
Landscape & Native Vegetation Area:	100,471 sf 2.30 ac
Dry Retention Areas:	41,528 sf 0.96 ac

Ordinance 1580-97 Section 7.b Open Space

Open Space Required:	71,765 sf	25%	1.65 ac
Open Space Provided*:	71,780 sf	25%	1.65 ac

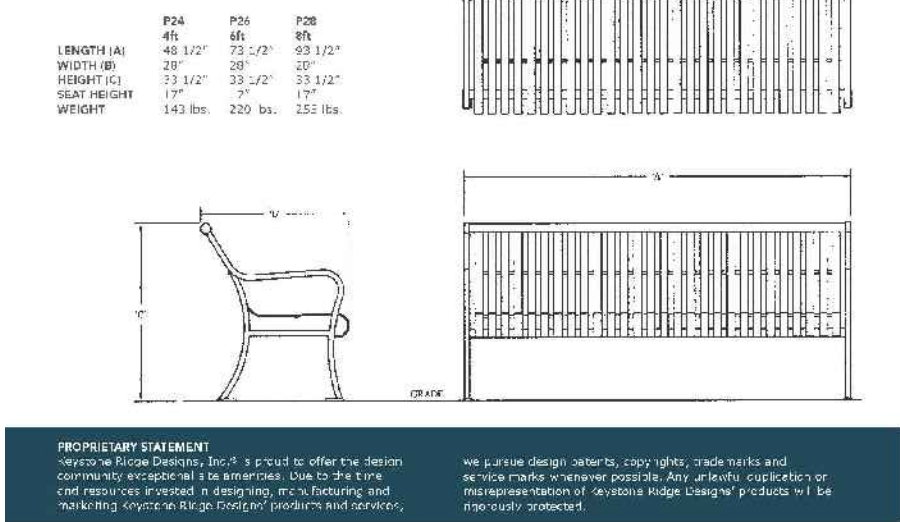
*Includes: Landscape with Native Vegetation Areas & Dry Retention Areas

Total Storage Units:	1,124 Units
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KEYSTONE RIDGE
DESIGNS

670 Minter Road | Butler, PA 15011-1840
Tel/Fax: 1-800-264-8208 | Phone: 724-264-1213 | Fax: 724-264-1253
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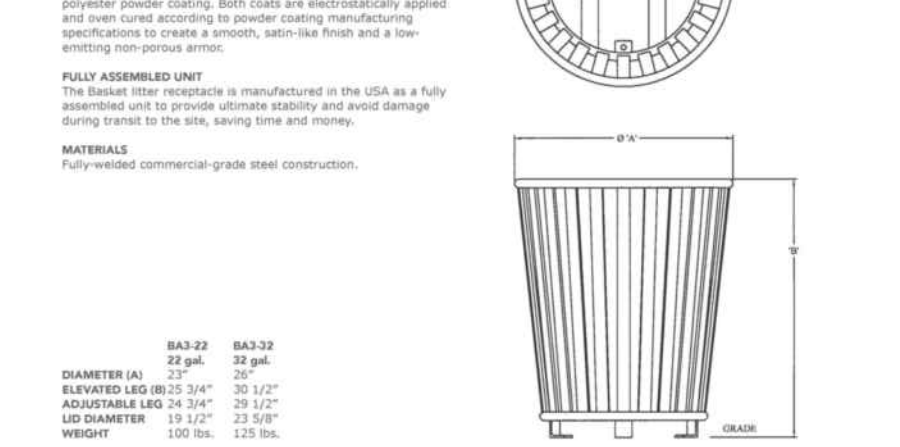


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www.keystonevalleywildandscenic.com

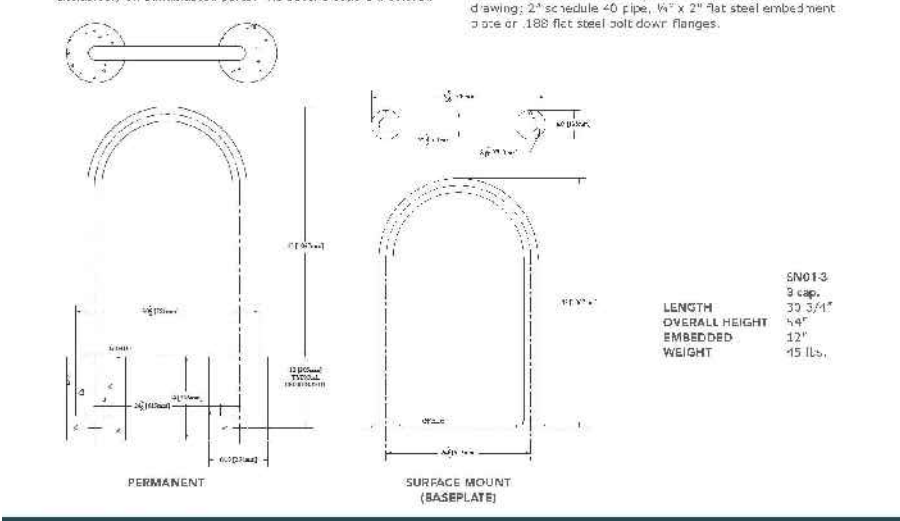


PROPRIETARY STATEMENT
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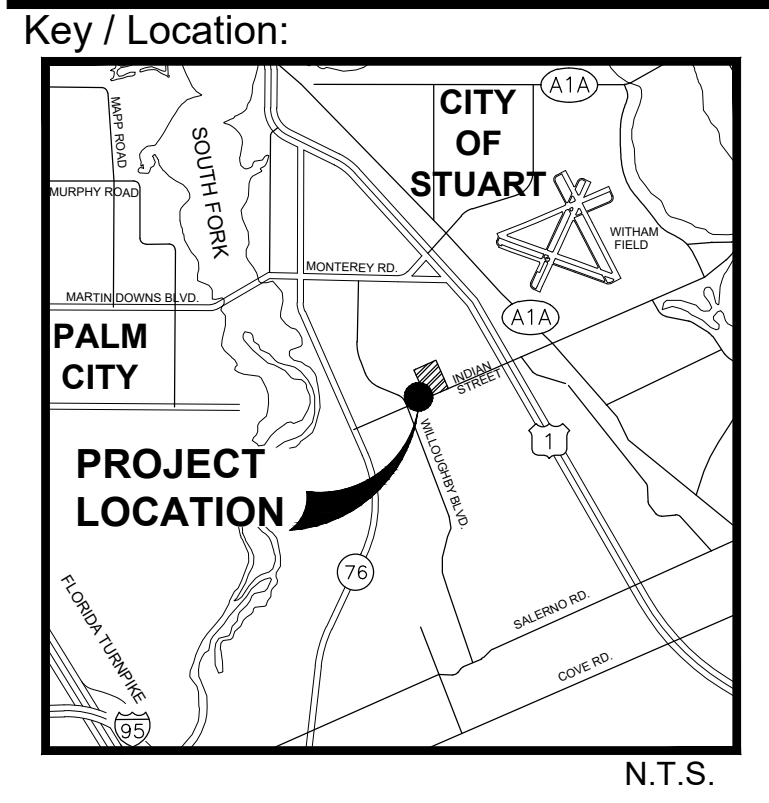
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Keynote Ridge Development is proud to offer the design community exceptional site amenities. Due to the time and resources invested in designing, constructing and



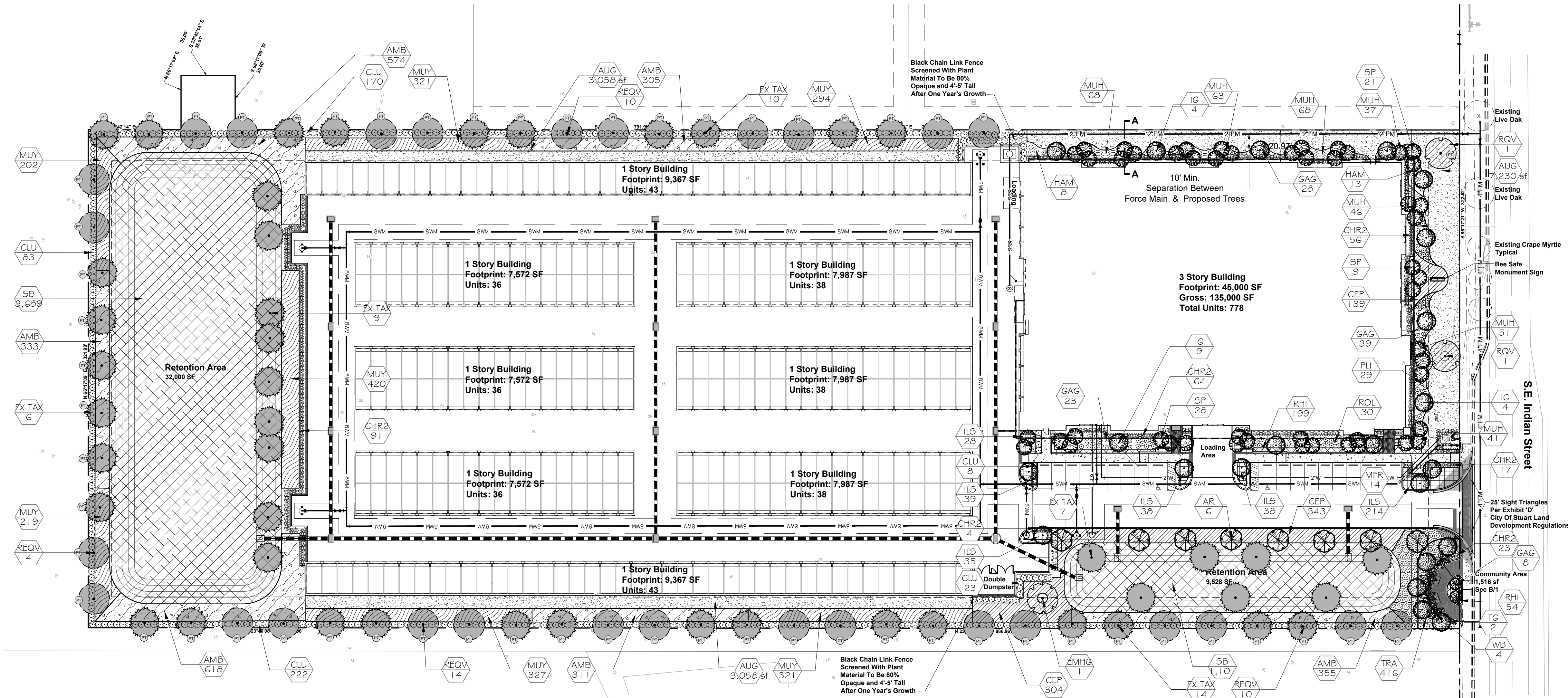
Project Team:

Property Owner:	Michael Novik Trust 14900 Telegraph Road Redford, MI 48239
Client & Property Owner:	Southeast Realty Partners 201 North Elm Street Greensboro, NC 27401
Land Planner / Landscape Architect:	Lucido & Associates 701 East Ocean Boulevard Stuart, Florida 34994
Engineer:	Bowman Consulting Group, LTD, Inc. 301 S.E. Ocean Blvd., Suite 301 Stuart, Florida 34994
Surveyor:	Bowman Consulting Group, LTD, Inc. 301 S.E. Ocean Blvd., Suite 301 Stuart, Florida 34994

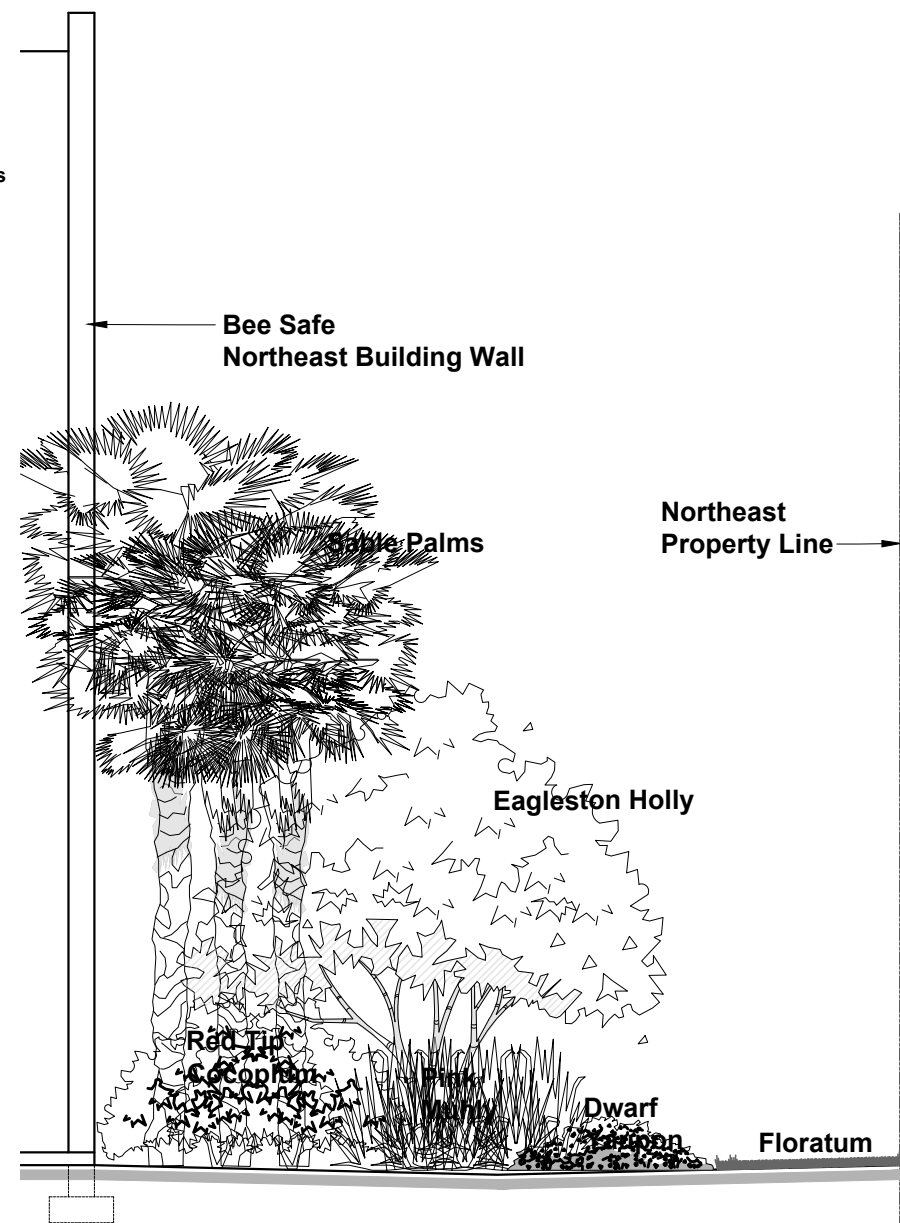
Bee Safe Storage & Wine Cellar CPUD

Stuart, Florida

Landscape Plan



Bee Safe Storage Landscape Plan Plan View Scale: 1" = 40'



Northeast Property Line Landscape Area Section A - A Scale: 1" = 5'

Landscape Data:

Total Site Area:	287,060 sf. (6.59 Ac.)	(Exceed minimum stalls by 5 x 100sf = 500 sf of additional landscaping)	500 sf	N/A
Total Developed Area:	287,060 sf. (6.59 Ac.)	(For each additional 500sf of impervious area for additional stall one tree shall be provided. 5x162sf= 810 sf/ 500= 1 tree)	1 tree	N/A
Existing Use:	Vacant			
Proposed Use:	Storage Facility			
Zoning:	CPUD			
Future Land Use Designation:	Commercial			
Minimum Number of Required Trees (287,060 / 2,500)	115 trees			
Trees Provided (25 palms (50 palms / 2))	117 trees			

Sec. 6.04.02. General Provisions	Required	Provided
A1. At least 50% of all required landscaping shall collectively consist of native vegetation.	50%	100%
A1. No one tree shall exceed 25% of the the minimum number of trees required	Cannot exceed 29 trees	Maximum of 29 Trees
A2. Not less than 50% of all trees to meet requirements shall be shade trees	Minimum of 58 shade trees	Provided 151 shade trees
Sec. 6.04.02. General Provisions		
B.1 Not less than 20% of the total gross area of a development shall be landscaped	57,412 sf.	99,339 sf.
B.2. Not less than 50 percent of the required landscaping for a major development shall be interior landscaping	28,706 sf	66,772 sf

Required	Provided
500 sf	N/A
1 tree	N/A
N/A	N/A
100%	100%
N/A	N/A
28,706 sf	66,772 sf
9 trees	9 trees
57 Minimum Trees	58 Provided

Sec. 6.04.08 Development Landscaping Requirements

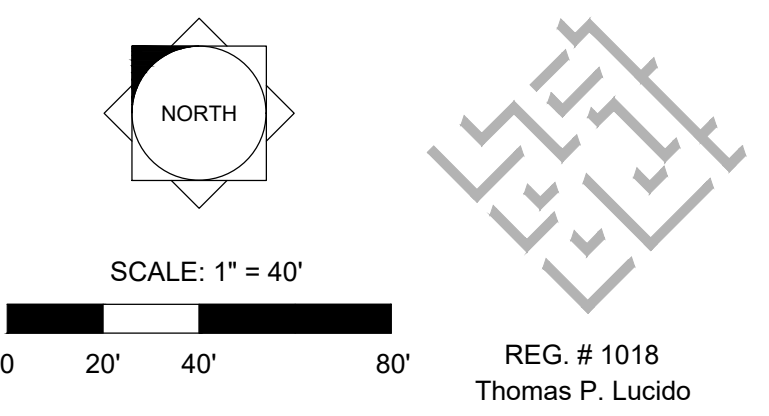
C. One existing or planted tree for every 2,500 sf of development site area + One tree for additional parking stalls	115 trees	151 trees
C. Not less than 20% of the development site shall be landscaped	57,412 sf	99,339 sf

Sec. 6.04.05 Xeriscape Landscaping

1. Min. 50 Points Required	
1. Utilization of moisture-sensing controller other than rain-sensor override device.	5 Points
2. Plan submitted with low, moderate and high water usage zones indicated on the landscape plan. (See general irrigation note 1).	5 Points
3. Grasses: 51% or more of the grass areas are made up of drought tolerant grass species from the list	10 Points
4. Shrubs: 51% percent or more of the required shrubs are made up of drought-tolerant species from the list.	10 Points
5. Trees: 51% or more than the required trees are made up of drought-tolerant species from the list.	10 Points
6. Utilization of compacted mulched planting beds at least 3" deep. No cypruss mulch.	10 Points
Total:	50 Points

PLANT SCHEDULE 1									
TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINERS	HEIGHT	WIDTH	NOTES	NATIVE
AR	6	1	Acer rubrum	Red Maple	60G	14' HT	7' SP	F, SP	Native
IG	22	1	Ilex x alternata 'Eagleston'	Eagleston Holly	100G	16' HT	8' SP	4' CT, F, SP	Native
RECV	28	1	Quercus virginiana	Existing Southern Live Oak	-	-	-	Exist Live Oak Relocated	Native
ROV	2	1	Quercus virginiana	Southern Live Oak	-	-	-	Existing Live Oak To Remain In Place	Native
SP	50	1	Sabal palmetto	Sabal Palm	FG	20' CT	-	NOV CAL, SP	Native
EMHG	1	1	Scaevola taccada	Manzanilla	-	-	-	Existing Manzanilla To Be Relocated	Native
EX TAX	46	1	Taxodium distichum	Bald Cypress	-	-	-	Existing Cypress To Be Relocated	Native
TG	2	1	Tibouchina granulosa	Purple Glory Tree	25G	6' HT	4' W	SP	Non-native
WB	4	1	Wodyetia nilotica	Foral Palm	FG	16' - 18' HT, 6' GW	-	Full Head, Str. Specimen	Non-native
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINERS	HEIGHT	WIDTH	NOTES	NATIVE
CHRD	360	1	Chrysanthemum 'Red Tip'	Red Tip Chrysanthemum	3G	24' HT	24' W	F, SP	Native
CLU	500	1	Clusia guianensis	Small Leaf Clusia	15G	5' HT	4' W	FTB	Non-native
GAG	84	1	Galphimia glauca	Thryallis	3G	24' HT	18' W	F	Non-native
HAM	18	1	Hamelia patens 'Compacta'	Dwarf Firebush	3G	30' HT	30' W	FTB	Non-native
MFR	14	1	Myrsine laevis	Simpson's Stepper	7G	4' HT	3' W	FTB, SP	Native
PLI	25	1	Plumbago auriculata 'Impatiens Blue'	Plumbago	3G	24' HT	24' W	F, SP	Non-native
ROL	30	1	Rondeletia odoratissima	Plumosa Rose 'Pink'	3G	24' HT	24' W	FTB, SP	Non-native
GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINERS	HEIGHT	WIDTH	NOTES	NATIVE
MBH	508	1	Muhlenbergia capillaris	Pink Muhly	3G	18' GA	-	F	Native
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINERS	HEIGHT	WIDTH	NOTES	NATIVE
AMB	2,408	1	Calceolaria americana	American Beautyberry	3G	10-12" (MAX.)	-	-	Native
CEP	1,027	1	Carpenteria macrocarpa 'Emerald Basket'	Emerald Basket Natal Plum	1G	10' HT	10' SP	Full	Non-native
ILS	409	1	Ilex vominifolia 'Stokes Dwarf'	Dwarf Yaupon	1G	12' HT	12' W	Full	Native
MUY	2,104	1	Muhlenbergia capillaris	Muhly Grass	3G	24' GA	-	F	Native
RBI	253	1	Ruellia brittanica	Dwarf Indian Hawthorn	1G	10' HT	12' W	Full	Non-native
SB	4,790	1	Spartina bakeri	Sand Cordgrass	3G	24' GA	36"	-	Native
AUG	14,075	1	Azorella macrocarpa 'Emerald Basket'	Emerald Basket Natal Plum	500	-	-	-	Native
TRA	424	1	Tripsacum dactyloides nana	Dwarf Falselyhatched Grass	3G	10-12" (MAX.)	18' SP	-	Native

Date	By	Description
12MAY21	SJS	Initial Submittal
18AUG21	SJS	Re-Submittal
21OCT21	SJS	Re-Submittal
16DEC21	SJS	Re-Submittal
11FEB22	SJS	Re-Submittal
20April22	PG	Re-Submittal

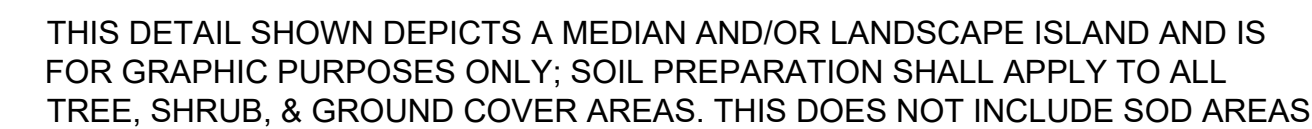
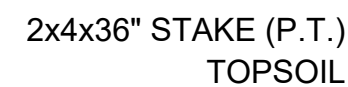


Designer	SJS	Sheet
Manager	DF	L1 of L4
Project Number	20-305	
Municipal Number	---	
Computer File		



Project Team:

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- TOPSOIL SHALL BE NATURAL, FRAGILE, FINE LOAMY SOIL POSSESSING CHARACTERISTICS OF REPRESENTATIVE TOPSOIL IN THE VICINITY OF THE PROJECT SITE THAT PRODUCES HEAVY GROWTH.
- TOPSOIL SHALL HAVE A PH RANGE OF 5.5-7.4, FREE FROM SUBSOIL, WEEDS, LITTER, SODS, CLAY, STONES, STUMPS, ROOTS, TRASH, HERBICIDES, TOXIC SUBSTANCES, OR ANY OTHER MATERIAL WHICH MAY BE HARMFUL TO PLANT GROWTH, OR HINDER PLANTING OPERATIONS.
- TOPSOIL SHALL CONTAIN A MINIMUM OF 3% ORGANIC MATERIAL.
- TOPSOIL MUST PERCOLATE WATER AT A RATE OF 1" PER HOUR (SEE ALSO DRAINAGE TESTING DETAIL FOR TREES)
- LANDSCAPE AREA SODS SHALL BE APPROVED BY LANDSCAPE ARCHITECT/OWNER PRIOR TO PLANTING



- NOTES:
- 1- ROOT BARRIER SHALL BE "BIO-BARRIER 29" DEPTH OR APPROVED EQUAL.
 - 2- ROOT BARRIER SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS

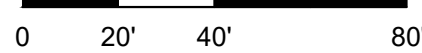


- NOTES:**
1- SEE LANDSCAPE PLAN FOR FENCE ALIGNMENT.
3- NO PRUNING SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST.
4- NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING FENCE INSTALLATION AND REMOVAL.

DRAINAGE TESTING/DRAINAGE CHANNEL REQUIREMENTS.

PRIOR TO PLANTING, ALL PLANTING PITS SELECTED FOR TESTING SHALL BE TESTED IN THE FOLLOWING MANNER.

- A. DIG EACH PLANTING PIT TO THE MINIMUM SPECIFIED SIZE.
- B. FILL PLANTING PIT WITH TWELVE INCHES (12") OF WATER. IF THE WATER LEVEL DROPS FOUR (4") OR MORE WITHIN FOUR (4) HOURS, THE DRAINAGE IS SUFFICIENT AND A DRAINAGE CHANNEL IS NOT REQUIRED. IF THE WATER LEVEL DROPS LESS THAN FOUR INCHES (4") WITHIN THE FOUR (4) HOUR PERIOD, A DRAINAGE CHANNEL IS REQUIRED.
- C. WHERE REQUIRED, THE DRAINAGE CHANNEL MUST EXTEND DOWN THROUGH THE NON POROUS SOIL AND INTO POROUS SOIL. (SEE DETAIL)
- D. ALL MATERIAL REMOVED FROM THE DRAINAGE CHANNEL SHALL BE DISCARDED.
- E. WHEN BACKFILLING PLANTING PITS WITH NATIVE TOPSOIL, CARE MUST BE TAKEN TO KEEP THE CONSISTENCY OF THE SOIL MIX THE SAME THROUGHOUT THE PLANTING PIT AND DRAINAGE CHANNEL.



REG. # 1018
Thomas P. Lucido

Designer SJS Sheet

Manager	DF
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Project Number 20-305

Municipal Number

L3 of L4

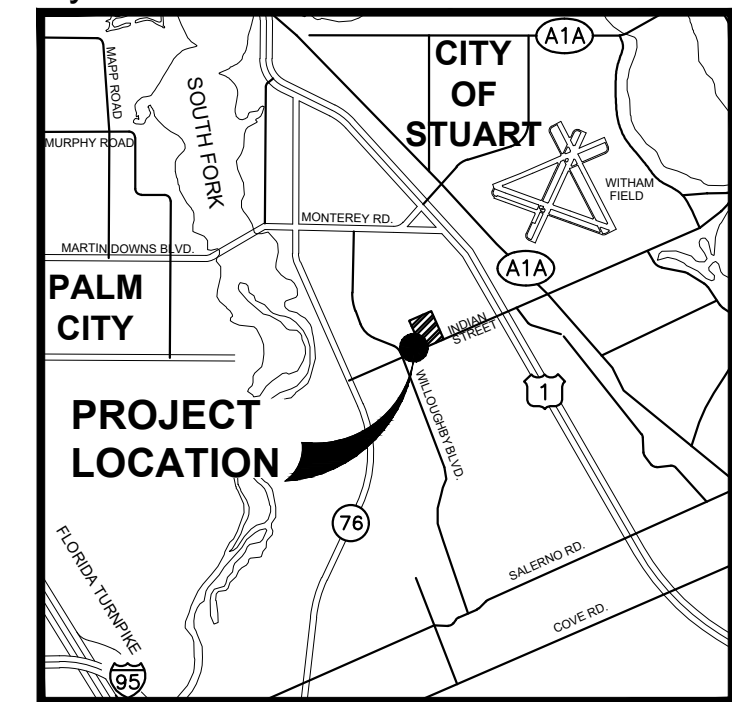
LANDSCAPE SPECIFICATIONS			lucido & associates		
PART 1: GENERAL CONDITIONS			701 SE Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220		
1.01	SCOPE:	2.02	INSPECTION	I.	All plants shall be set to ultimate finished grade. No filling will be permitted around trunks or stems. All ropes, wire, stakes, etc., shall be removed from sides and top of the ball and removed from hole before filling in.
A.	The landscape contract includes the supplying and planting of all trees, shrubs, vines, and ground cover together with all necessary labor, equipment, tools and materials needed for the successful completion, execution and maintenance of the landscape plans.	A.	The Landscape Architect and Owner may inspect trees and shrubs at place of growth or at site before planting, for compliance with requirements for genus, species, variety, size and quality. The Landscape Architect and Owner retain the right to further inspect trees and shrubs for size and condition of balls and root systems, insects, injuries and latent defects, and to reject unsatisfactory or defective material at any time during progress of work. Rejected plant materials shall be immediately removed from project site.	J.	All flagging ribbon shall be removed from trees and shrubs before planting.
1.02	AGENCY STANDARDS:	2.03	PROTECTION OF PLANT MATERIALS:	K.	Excess excavation (fill) from all holes shall be removed from the site, at no additional expense to Owner.
A.	Grades and standards of plant materials to be used shall be true to name, size, condition and graded Florida #1 or better as stated in: Grades and Standards of Florida Plant Materials published by the State of Florida Department of Agriculture, Tallahassee, Florida.	A.	Balled and burlapped plants (B & B) shall be dug with firm natural balls of earth of sufficient diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of the plant. Balls shall be firmly wrapped with burlap similar materials and bound with cord, rope, or wire mesh. All collected plants shall be balled and burlapped.	L.	All palms shall be backfilled with sand, thoroughly washed in during planting operations and with a shallow saucer depression left at the soil line for future watering's. Saucer areas shall be top-dressed two (2") inches deep with topsoil raked and left in a neat, clean manner.
1.03	SITE EXAMINATION:	B.	Plants with broken, damaged or insufficient rootballs will be rejected.	3.04	PRUNING:
A.	The Landscape Contractor shall personally examine the site and fully acquaint him/herself with all of the existing conditions in order that no mis-understanding may afterwards arise as to the character or extent of the work to be performed, and, additionally, in order to acquaint him/herself with all precautions to be taken in order to avoid injury to property or persons. No additional compensation will be granted because of any unusual difficulties which may be encountered in the execution or maintenance of any portion of the work.	C.	All plant material shall be protected from possible bark injury or breakage of branches. All plants transported by open trucks shall be adequately covered to prevent windburn, drying or damage to plants.	A.	Remove dead and broken branches from all plant material. Prune to retain typical growth habit of individual plants with as much height and spread as possible in a manner which will preserve the plant's natural character.
1.04	ERRORS AND OMISSIONS:	D.	Plants which cannot be planted immediately on delivery to the site shall be covered with moist soil, mulch or other protection from the drying of wind and sun. All plants shall be watered as necessary by the Landscape Contractor until planted.	B.	Make all cuts with sharp instruments flush with trunk or adjacent branch, in such a manner as to insure elimination of stubs. Cuts made at right angles to line of growth will not be permitted.
A.	The plant list is a part of the drawings and is furnished as a convenience. The plant list indicates the name, size and quantities of specific plant materials as called for and is located on the drawings. The Landscape Contractor is responsible for his/her own quantity count, and any discrepancy between drawings and plant list shall be considered as correct on the drawings.	2.04	STORAGE	C.	Trees shall not be poled or topped.
B.	The Landscape Contractor shall not take advantage of errors or omissions in the specifications or contract drawings. Full instruction will be given if such errors are discovered. Upon the discovery of any discrepancies in, or omissions from the drawings or documents, or should the Landscape Contractor be in doubt as to their meaning, the Landscape Architect shall be notified and will determine the actions necessary to each query.	A.	All plant materials shall be stored on the site in designated areas, specified by the Landscape Architect or Owner's agent.	D.	Remove all trimming from site.
C.	If plans and specifications are found to disagree after the contract is awarded, the Landscape Architect shall be the judge as to which was intended.	B.	No plant material shall be stored longer than seventy-two (72) hours unless approved by Landscape Architect and/or owner.	3.05	GUYING:
1.05	EXECUTION OF THE WORK:	C.	The Landscape Architect reserves the right to reject any plant materials not in conformance with these specifications.	A.	All trees over six (6') feet in height shall, immediately after setting to proper grade, be guyed with three sets of two strands, No. 12 gauge malleable galvanized iron, in tripod fashion. See Detail.
A.	The Landscape Contractor shall have his labor crews controlled and directed by a Foreman well versed in plant materials, planting methods, reading plans, and coordination between job and nursery in order to execute installation correctly and in a timely manner.	D.	All rejected material shall be immediately removed from the site and replaced with acceptable material at no cost to the Owner.	B.	Wires shall not come in direct contact with the tree but shall be covered with an approved protection device at all contact points. Wires shall be fastened in such a manner as to avoid pulling crotches apart.
B.	The Landscape Contractor shall provide a competent English-speaking Foreman on the project at all times, who shall be fully authorized as the Contractor's agent on the work. The Foreman shall be capable of reading and thoroughly understanding the Plans, Specifications and other Contract Documents. If the Superintendent is deemed incompetent by the Landscape Architect, he (the superintendent) shall be immediately replaced.	2.05	PROTECTION DURING PLANTING:	C.	Stake & Brace all trees larger than 12" oa. See detail. Stakes shall be 2" x 2" lumber of sufficient length to satisfactorily support each tree.
C.	The Landscape Contractor shall be available for any meetings with the Owner and/or Landscape Architect during implementation of the job. Any additional work or changes required as a result of failure to communicate with the Owner or Landscape Architect during implementation will be the responsibility of the Landscape Contractor.	A.	TOP SOIL:	D.	Turnbuckles for guying trees shall be galvanized or cadmium plated and shall be of adequate size and strength to properly maintain tight guy wires.
1.06	PROTECTION OF PUBLIC AND PROPERTY:	B.	Landscape Area Preparation. The intent of this section is to ensure a healthy growing environment for all planting material in all landscape areas. Landscape Contractor to examine existing soils prior to planting to ensure conformance to all definitions of "Topsoil" (see Landscape Area Preparation Detail); In addition, a 3" layer of high organic (min 40%) potting soil shall be added to the topsoil and mixed in at time of planting. <i>East Coast Recycling Inc.</i> is a recommended source for imported Topsoil (if needed) as well as the top 3" layer of potting soil.	3.06	WATER:
A.	The Landscape Contractor shall protect all materials and work against injury from any cause and shall provide and maintain all necessary safeguards for the protection of the public. He shall be held responsible for any damage or injury to persons or property which may occur as a result of his fault or negligence in the execution of the work, i.e. damage to underground pipes or cables.	A.	Planting soil for all plantings shall consist of topsoil and be natural, friable, fertile, fine loamy soil possessing characteristics of representative topsoil in the vicinity of the project site that produces heavy growth. Topsoil shall have a PH range of 5.5-7.4, free from subsoil, weeds, litter, sods, clay, stones, stumps, roots, trash, herbicides, toxic substances, or any other material which may be harmful to plant growth, or hinder planting operations. Topsoil shall contain a minimum of 3% organic material. Topsoil must percolate water at a rate of 1" per hour (See also drainage testing detail for trees)	A.	Each plant or tree shall be thoroughly watered in after planting. Watering of all newly installed plant materials shall be the responsibility of the Landscape Contractor until final acceptance by the Landscape Architect.
1.07	CHANGES AND EXTRAS:	2.06	FERTILIZER:	B.	Prior to installing any irrigation system components, the contractor shall obtain a water sample from the proposed water supply and conduct a particle size and count analysis on the sample using the services of a reputable lab certified in such analysis. Submit the test results to the owner/owner's representative for review and approval. Do not proceed further with system installation until given written approval to do so.
A.	The Contractor shall not start work on any changes or "extras" in the project until a written agreement setting forth the adjusted prices has been executed by the Owner and the Contractor. Any work performed on changes or "extras" prior to execution of a written agreement may or may not be compensated for by the Owner at his discretion.	A.	Commercial fertilizer shall comply with the state and local fertilizer laws. Nitrogen shall not be less than 40% from organic source. Inorganic chemical nitrogen shall not be derived from the sodium form of nitrate. Fertilizers shall be delivered to the site in unopened original containers, each bearing the manufacturer's guaranteed analysis. Any fertilizer that becomes caked or otherwise damaged shall be rejected.	3.07	SOD:
1.08	GUARANTEE:	B.	Thoroughly mixed 3 lbs. of commercial fertilizer to each cubic yard of planting soil.	A.	The Landscape Contractor shall sod all areas indicated on the drawings.
A.	The Landscape Contractor shall furnish a written guarantee warranting all materials, workmanship and plant materials, except sod, for a period of 18 MONTHS from the time of completion and acceptance by the Landscape Architect and Owner. Sod shall be guaranteed to 90 calendar days after acceptance by the Landscape Architect and Owner. All plant material shall be alive and in satisfactory condition and growth for each specific kind of plant at the end of the guarantee period. The guaranteeing of plant material shall be construed to mean complete and immediate replacement with plant material of the same variety, type, size, quality and grade as that of the originally specified material. During the guarantee period it shall be the Landscape Contractor's responsibility to immediately replace any dead or unhealthy material as determined by the Landscape Architect. The guarantee will be null and void if plant material is damaged by lightning, hurricane force winds, or any other acts of God, as well as vandalism or lack of proper maintenance.	C.	Tabletized fertilizer shall be Agriform planting tablets 20-10-5 formula, 21 gram or equal. All trees and shrubs shall be fertilized with tabletized fertilizer as follows. While backfilling plant holes, fertilizer tablets shall be equally spaced and placed adjacent to the ball mid-way in depth in accordance with the following rates:	B.	It shall be the responsibility of the Landscape Contractor to fine grade all landscape areas, eliminating all bumps, depressions, sticks, stones, and other debris.
B.	At the end of the specified guarantee period, any plant required under this contract that is dead or not in satisfactory condition, as determined by the Landscape Architect, shall be replaced. The Landscape Contractor shall be responsible for the full replacement cost of plant materials for the first replacement and share subsequent replacement (s) costs equally with the Owner, should the replacement plant fail to survive.		1 gallon container 1 tablet 3 gallon container 2 tablets 5 gallon container 3 tablets 7 gallon container 5 tablets	C.	The sod shall be firm, tough texture, having a compacted growth of grass with good root development. It shall contain no noxious weeds, or any other objectionable vegetation, fungus, insects, or disease. The soil embedded in the sod shall be good clean earth, free from stones and debris.
1.09	CARE AND MAINTENANCE:	2.07	MULCH:	D.	Before being cut and lifted, the sod shall have been mowed at least three times with a lawn mower, with the final mowing not more than seven days before the sod is cut. The sod shall be carefully cut into uniform dimensions.
A.	The Landscape Contractor shall be responsible for the care and maintenance of all plant materials and irrigation when applicable until final acceptance by the Owner or Landscape Architect.	A.	Mulch material shall be clean, dry, free of weeds, seeds and pests, moistened at the time of application to prevent wind displacement. Cypress &/or Red mulch is prohibited.	E.	6-6-6 fertilizer with all trace elements is to be applied at the rate of 40 lbs. per 1,000 sq. ft. prior to laying sod.
B.	The Owner agrees to execute the instructions for such care and maintenance.	B.	All trees and shrub beds shall receive 3" mulch immediately after planting and thoroughly watered. Apply 2" max on tree & palm rootballs, keep 6" away from tree & palm trunks or as required by local jurisdiction.	F.	Solid sod shall be laid with closely abutting, staggered joints with a tamped or rolled, even surface.
1.10	SAFETY:	C.	Tabletized fertilizer shall be Agriform planting tablets 20-10-5 formula, 21 gram or equal. All trees and shrubs shall be fertilized with tabletized fertilizer as follows. While backfilling plant holes, fertilizer tablets shall be equally spaced and placed adjacent to the ball mid-way in depth in accordance with the following rates:	G.	The finished level of all sod areas after settlement shall be one (1") inch below the top of abutting curbs, walks, paving and wood borders to allow for building turf.
A.	It shall be the responsibility of the Landscape Contractor to protect all persons from injury and to avoid property damage. Adequate warning devices shall be placed and maintained during the progress of the work.		Large tubs, wire baskets, grow bags, and balled and burlapped material shall have 1 tablet for each 1/2 inch of trunk diameter (measured 3 feet from ground) or for each foot of height or spread of larger shrub material. The Landscape Architect reserves the right to inspect and review the application of fertilizer.	H.	If in the opinion of the Landscape Architect, top dressing is necessary after rolling, clean yellow sand will be evenly applied over the entire surface and thoroughly washed in.
B.	It shall be the contractor's responsibility to conform to all local, state, and federal safety laws and codes including the Federal Occupational Safety And Health Act (O.S.H.A.).	2.08	MULCH:	3.08	SEEDING:
1.11	CONTRACTOR QUALIFICATION:	A.	Mulch material shall be clean, dry, free of weeds, seeds and pests, moistened at the time of application to prevent wind displacement. Cypress &/or Red mulch is prohibited.	A.	The Landscape Contractor shall remove all vegetation and rocks larger than (1") in diameter from areas to be seeded, scarify the area, then apply fertilizer at a rate of 500 lbs. per acre.
A.	The Owner may require the apparent contractor (s) to qualify him/herself to be a responsible entity by furnishing any or all of the following documentary data:	B.	All trees and shrub beds shall receive 3" mulch immediately after planting and thoroughly watered. Apply 2" max on tree & palm rootballs, keep 6" away from tree & palm trunks or as required by local jurisdiction.	B.	Application: Argentine Bahia Grass seed- 200 Pounds per acre mixed with common hulled Bermuda seed- 30 lbs. per acre. All other seed mixtures shall be applied per the manufacturer's instructions.
1.12	INSURANCE AND BONDING:	3.09	CLEANING UP:	C.	Roll immediately after seeding with a minimum 500 pound roller, then apply straw mulch at the rate of 2,500 pounds per acre.
A.	The contractor (s) shall submit proof of insurance for this job for the time period that the work is done. The minimum amount of insurance shall be \$300,000.00 per person and \$300,000.00 per aggregate or as required by owner and agreed to in the contract. The successful bidder shall be required to have this coverage in effect before beginning work on the site.	A.	The contractor shall at all times keep the premises free from accumulations of waste materials or rubbish caused by his employees or work. He shall leave all paved areas "broom clean" when completed with his work.	D.	Apply fertilizer at the rate of 150 lbs. per acre 45-60 days after seeding.
B.	The Owner shall have the right to require the Contractor to furnish bonds covering faithful performance of the Contract and payment obligations arising thereunder as stipulated in bidding requirements or specifically required in the Contract Documents on the date of execution of the Contract.	3.10	MAINTENANCE:	3.09	SEEDING:
1.13	PERMITS AND CERTIFICATES:	A.	The Landscape Contractor shall exercise care in digging and other work so as not to damage existing work, including overhead wires, underground pipes and cables and the pipes and hydrants of watering systems. Should such overhead or underground obstructions be encountered which interfere with planting, the Owner shall be consulted and contractor will adjust the location of plants to clear such obstruction. The Contractor shall be responsible for the immediate repair of any damage caused by his work.	A.	The Landscape Contractor shall remove all vegetation and rocks larger than (1") in diameter from areas to be seeded, scarify the area, then apply fertilizer at a rate of 500 lbs. per acre.
A.	All contractors shall secure and pay for all permits and certificates required for his/her class of work.	B.	It shall be the responsibility of the Landscape Contractor to provide the final grading during the course of landscape installation so as to bring sod and planting areas to their proper elevations in relation to walks, paving, drain structures, and other site conditions. The site grading plan must be checked prior to installation of sod to insure that drainage and other conditions will NOT be modified.	B.	Application: Argentine Bahia Grass seed- 200 Pounds per acre mixed with common hulled Bermuda seed- 30 lbs. per acre. All other seed mixtures shall be applied per the manufacturer's instructions.
PART 2: MATERIALS		3.02	GRADING:	C.	Roll immediately after seeding with a minimum 500 pound roller, then apply straw mulch at the rate of 2,500 pounds per acre.
2.01	PLANT MATERIALS:	A.	Grading for drainage, swales, etc. to within 4 inches of the finished grade to be provided by others.	D.	Apply fertilizer at the rate of 150 lbs. per acre 45-60 days after seeding.
A.	A complete list of plants is shown on the drawings, including a schedule of quantities, sizes, and such other requirements deemed necessary. In the event discrepancies occur, the specifications on the drawings shall govern.	B.	It shall be the responsibility of the Landscape Contractor to provide the final grading during the course of landscape installation so as to bring sod and planting areas to their proper elevations in relation to walks, paving, drain structures, and other site conditions. The site grading plan must be checked prior to installation of sod to insure that drainage and other conditions will NOT be modified.	3.09	CLEANING UP:
B.	Substitutions: Substitutions of plant materials or changes in size or spacing of materials will be permitted ONLY upon written authorization by the Owner or the Landscape Architect. If plant material is not of sufficient size to meet applicable codes, a letter of variance from the appropriate agency must be obtained by the Contractor prior to issuance of any change order. If material of smaller size is to be accepted, the quantity of material shall be increased, at no additional cost to the Owner, to meet the intent of the drawings.	3.03	PLANTING:	A.	The contractor shall at all times keep the premises free from accumulations of waste materials or rubbish caused by his employees or work. He shall leave all paved areas "broom clean" when completed with his work.
C.	All plant materials shall have a habit of growth that is normal for the species and shall be healthy, vigorous and equal to or exceed the measurements specified in the plant list, which are the minimum acceptable sizes. Plants shall be measured before pruning with branches in normal position. Any necessary pruning shall be done at the time of planting.	A.	Planting shall take place during favorable weather conditions.	3.10	MAINTENANCE:
D.	All plant materials shall be nursery grown, unless otherwise noted, Florida #1 or better and shall comply with all required inspections, grading standards and plant regulations as set forth by the Florida Department of Agriculture's Grades and Standards for Nursery Plants, most current addition and Grades and Standards for Nursery Plants, most current addition.	B.	The Contractor shall call for utility locates and ascertain the location of all utilities and easements so proper precautions can be taken not to damage or encroach on them.	A.	Maintenance shall begin immediately after each plant is installed and shall continue until all planting has been accepted by the Owner or Landscape Architect. Maintenance shall include watering, weeding, removal of dead materials, resetting plants to proper grades or upright positions, spraying, restoration of planting saucer and/or any other necessary operations.
E.	Plants that do not have the normal balance of height and spread typical for the respective plant shall not be acceptable.	C.	Tree Planting shall be located where it is shown on the plan. No planting holes shall be dug until the proposed locations have been staked on the ground by the Contractor.	B.	Proper protection to lawn areas shall be provided and any damage resulting from planting operations shall be repaired promptly.
F.	The Landscape Contractor shall install each plant to display its best side. Adjustments may be required if plants are not installed properly and/or approved by the Landscape Architect at no additional cost to owner.	D.	Excavation of holes shall extend to the required subgrades as specified on the planting diagrams located in the landscape plans. Plant pits shall be circular in outline and shall have a profile which conforms to the aforementioned "Tree and Shrub Planting Diagrams".	C.	Replacement of plants during the maintenance period shall be the responsibility of the Contractor, excluding vandalism or damage on the part of others, lighting, or hurricane force winds, until final acceptance.
		E.	A representative number of planting pits (a minimum of one in every 25 feet throughout the entire site) shall be tested for proper drainage. See Landscape Details for complete testing methods and requirements.	D.	In the event that weeds or other undesirable vegetation become prevalent, it shall be the Contractor's responsibility to remove them.
		F.	Planting pits shall be excavated to the following dimensions and backfilled with Topsoil- see Landscape Area Preparation Detail: 1 Gallon material (1 gal.): 12" x 12" x 12" min. 3 Gallon material (3 gal.): 20" x 20" x 18" min. Lerio material (7 gal.): 30" x 30" x 24" min. Field grown material and trees: 1-1/2 times width of ball and depth of ball plus 12" min.	E.	Trees or other plant material which fall or are blown over during the maintenance period will be reset by the Contractor at no additional expense to the Owner, the only exception being hurricane force winds.
		G.	No planting or laying of sod shall be initiated until the area has been cleaned of existing sod or other plant materials, rough grass, weeds, debris, stones etc. and the ground has been brought to an even grade, with positive drainage away from buildings and towards drain inlets and swales and approved by Landscape Architect or owner's rep.	3.11	COMPLETION, INSPECTION AND ACCEPTANCE:
		H.	Each plant shall be planted in an individual hole as specified for trees, shrubs, and vines.	A.	Completion of the work shall mean the full and exact compliance and conformity with the provisions expressed or implied in the Drawings and in the Specifications, including the complete removal of all trash, debris, soil or other waste created by the Landscape Contractor.
				B.	Inspection of work to determine completion of contract, exclusive of the possible replacement of plants, will be made by the Owner and/or Landscape Architect at the conclusion of all planting and at the request of the Landscape Contractor.
				C.	All plant material shall be alive and in good growing condition for each specified kind of plant at the time of acceptance. The rating of each plant according to Florida Grades and Standards shall be equal to or better than that called for on the plans and in these Specifications at the time of final inspection and acceptance.
				D.	After inspection, the Landscape Contractor will be notified by the Owner of the acceptance of all plant material and workmanship, exclusive of the possible replacement of plants subject to guarantee.
				E.	All trees & shrubs shall be straight and in correct position per the landscape plans, details and specifications. All nursery, shipping and identification tags & ribbons shall be removed from trees & shrubs immediately after planting.



lucido & associates

701 SE Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220

Key / Location:



N.T.S.

Project Team:

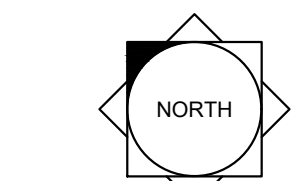
Property Owner:	Michael Novik Trust 14900 Telegraph Road Redford, MI 48239
Client & Property Owner:	Southeast Realty Partners 201 North Elm Street Greensboro, NC 27401
Land Planner / Landscape Architect:	Lucido & Associates 701 East Ocean Boulevard Stuart, Florida 34994
Engineer:	Bowman Consulting Group, LTD, Inc. 301 S.E. Ocean Blvd., Suite 301 Stuart, Florida 34994
Surveyor:	Bowman Consulting Group, LTD, Inc. 301 S.E. Ocean Blvd., Suite 301 Stuart, Florida 34994

Bee Safe Storage & Wine Cellar CPUD

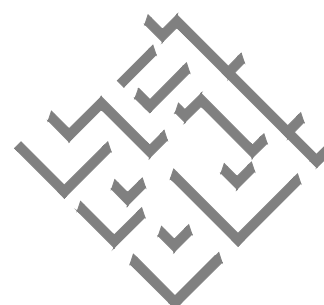
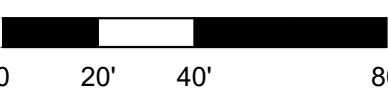
Stuart, Florida

Landscape Specifications

Date	By	Description
12MAY21	SJS	Initial Submittal
18AUG21	SJS	Re-Submittal
21OCT21	SJS	Re-Submittal
16DEC21	SJS	Re-Submittal
11FEB22	SJS	Re-Submittal



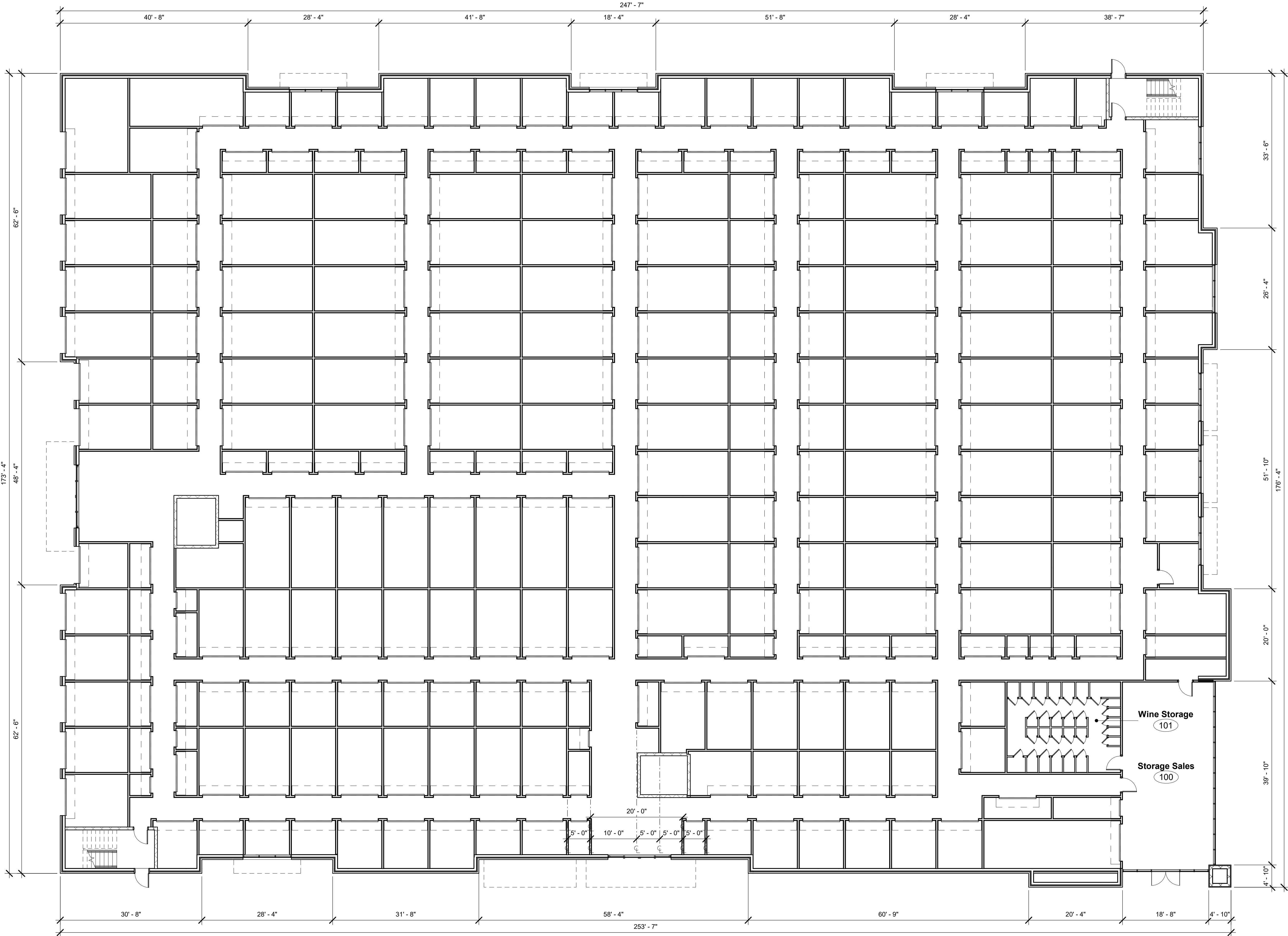
SCALE: 1" = 40'



REG. # 1018
Thomas P. Lucido

Designer	SJS	Sheet
Manager	DF	
Project Number	20-305	
Municipal Number	---	
Computer File		

L4 of L4



1
A-101

Level 1 - Floor Plan
3/32" = 1'-0"

GENERAL FLOOR PLAN NOTES

- A. **DO NOT SCALE DRAWINGS.** If there is a dimension that is not shown on the construction documents that requires clarification, request that clarification of the Architect. The Contractor shall verify all dimensions, grades, boundaries, and construction documents and immediately report any discrepancies to the architect.
- B. All work shall conform to the requirements of all Local, State and Federal codes. Local, State and Federal Codes are to take precedence over the drawings and specifications. If discrepancy is noted, inform the Architect immediately and before proceeding with the work.
- C. All dimensions, notes, finishes and fixtures shown on typical floor plans, sections and details shall apply to all similar, opposite hand, or symmetrical plans, sections or details.
- D. All dimensions are to face of said construction, unless otherwise noted.
- E. All new walls shall be aligned with the center or nearest edge (as indicated on drawings) of existing walls, columns, window openings, etc. unless otherwise noted. The contractor shall confine operations at the site to areas indicated on the drawings and shall not encumber the site with material and equipment.
- F. Failure to show of mention minor details shall not be warrant for omission of necessary appurtenances for the normal, usual or proper completion of the Work.
- G. All Finishes not involved in areas of Construction shall be protected in such a manner that when the work is complete the finishes would be in the same condition they were before the work started. Any unfortunate damage to existing to remain will be restored at no additional cost to the Owner.
- H. Coordinate all new architectural work with Design-Build Engineered construction documents for Mechanical, Electrical, Plumbing and Fire Protection Systems.
- I. Smoke Tight: areas indicating smoke tight construction shall meet requirements of the Building Code of NYS, 2010 edition, Section 710. Penetrations and Joints shall be filled with an approved material to limit the free passage of smoke, such as fire rated spray foam.
- J. For information on all interior finishes and millwork in the project, refer to the INTERIORS drawings (I-100, I-101...).

FLOOR PLAN LEGEND

- New Wall Construction
- New Door to be Installed
Size as Spec'd, Type by Owner
- New Window to be Installed
Size as Spec'd, Type by Owner

Carmina Wood Morris
487 Main Street Suite 500
Buffalo, New York 14203
P 716.842.3165
F 716.816.8143

PRELIMINARY
NOT FOR CONSTRUCTION
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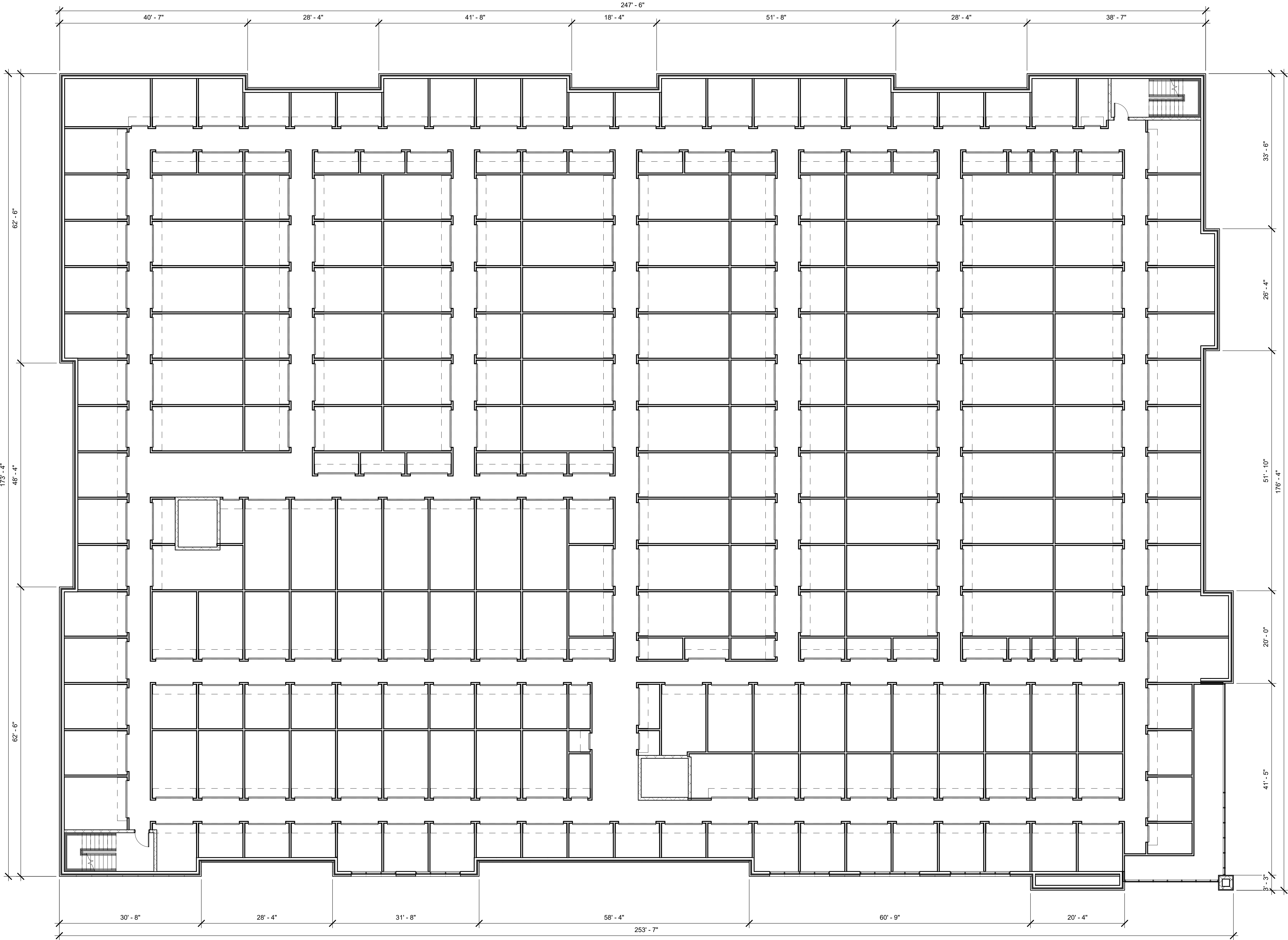
REVISIONS:		
No.	Description	Date

PROJECT NAME:
Project Status
BEE SAFE STORAGE AND WINE CELLAR
1053 Indian Street
Stuart, FL 34994

Issued for Construction:	Issue Date
Municipality Submission:	07/12/2021
Drawn By:	LVT
Checked By:	BJS

DRAWING NAME:
Level 1 - Floor Plan

DRAWING NO.
A-101
Project No: 21.030



1 Level 2 - Floor Plan
A-102 3/32" = 1'-0"

GENERAL FLOOR PLAN NOTES

- A. **DO NOT SCALE DRAWINGS.** If there is a dimension that is not shown on the construction documents that requires clarification, request that clarification of the Architect. The Contractor shall verify all dimensions, grades, boundaries, and construction documents and immediately report any discrepancies to the architect.
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- C. All dimensions, notes, finishes and fixtures shown on typical floor plans, sections and details shall apply to all similar, opposite hand, or symmetrical plans, sections or details.
- D. All dimensions are to face of said construction, unless otherwise noted.
- E. All new walls shall be aligned with the center or nearest edge (as indicated on drawings) of existing walls, columns, window openings, etc. unless otherwise noted.
- F. The contractor shall confine operations at the site to areas indicated on the drawings and shall not encumber the site with material and equipment.
- G. Failure to show of mention minor details shall not be warrant for omission of necessary appurtenances for the normal, usual or proper completion of the Work.
- H. All Finishes not involved in areas of Construction shall be protected in such a manner that when the work is complete the finishes would be in the same condition they were before the work started. Any unfortunate damage to existing to remain will be restored at no additional cost to the Owner.
- I. Coordinate all new architectural work with Design-Build Engineered construction documents for Mechanical, Electrical, Plumbing and Fire Protection Systems.
- J. Smoke Tight: areas indicating smoke tight construction shall meet requirements of the Building Code of NYS, 2010 edition, Section 710. Penetrations and Joints shall be filled with an approved material to limit the free passage of smoke, such as fire rated spray foam.
- K. For information on all interior finishes and millwork in the project, refer to the INTERIORS drawings (I-100, I-101...).

FLOOR PLAN LEGEND

- X New Wall Construction
- New Door to be Installed
Size as Spec'd, Type by Owner
- 1 New Window to be Installed
Size as Spec'd, Type by Owner

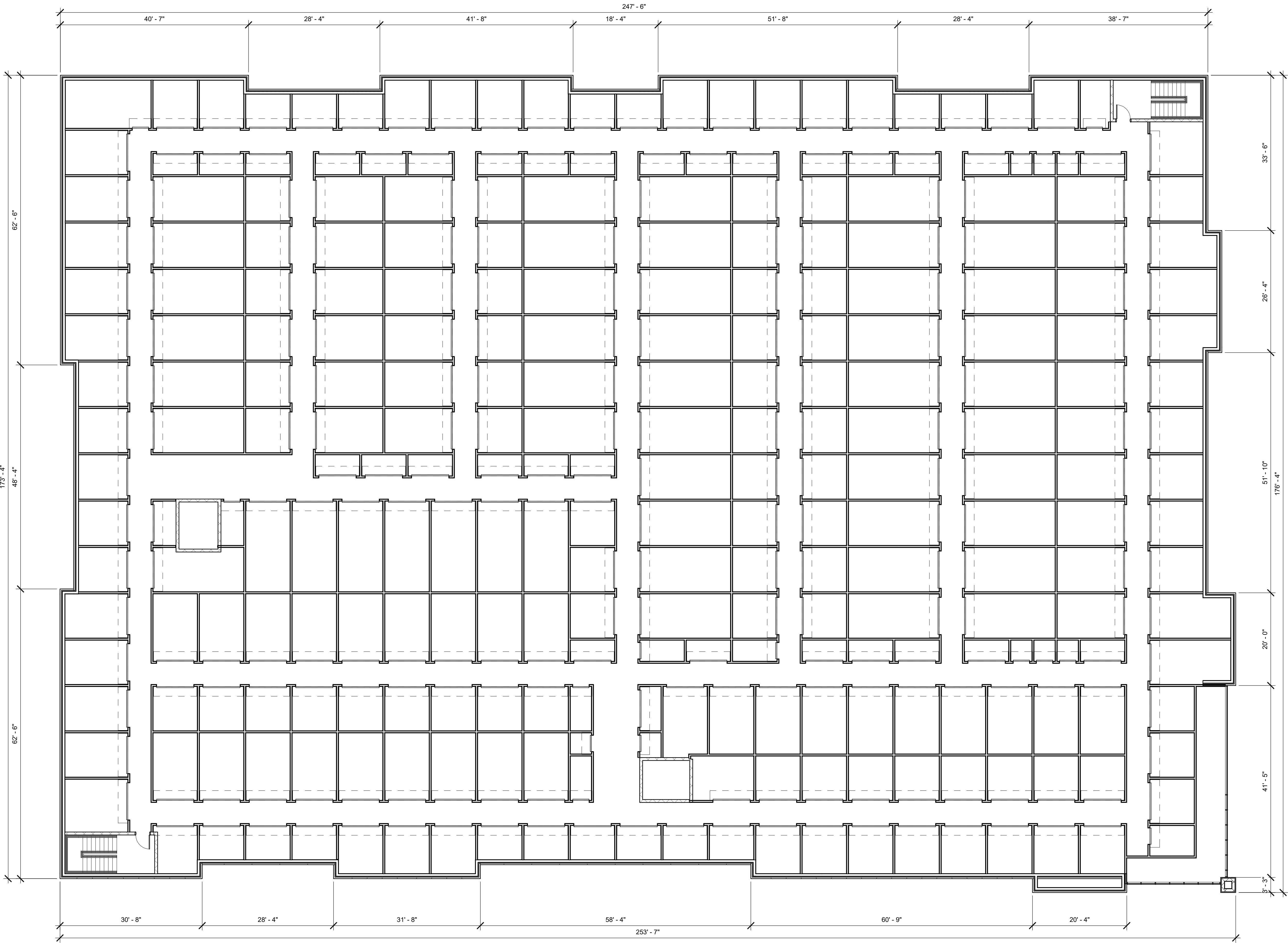
PROFESSIONAL SEAL		
REVISIONS:		
No.	Description	Date

PROJECT NAME:
Project Status
BEE SAFE STORAGE AND WINE CELLAR
1053 Indian Street
Stuart, FL 34994

Issued for Construction: 09/21/21
Municipality Submission: 09/21/21
Drawn By: Author
Checked By: Checker

DRAWING NAME:
Level 2 - Floor Plan

DRAWING NO.
A-102
Project No: 21.030

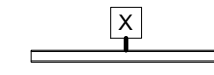


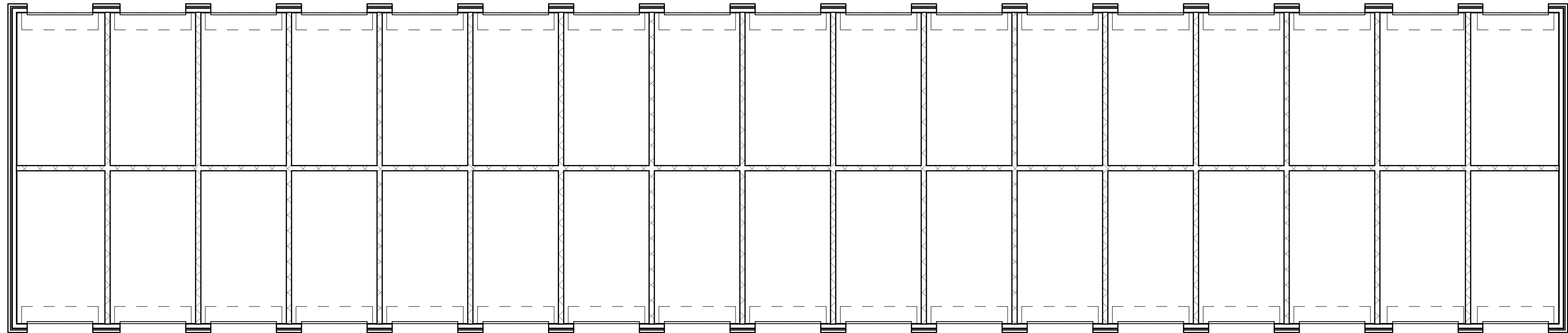
1
A-103
Level 3 - Floor Plan
3/32" = 1'-0"

GENERAL FLOOR PLAN NOTES

- A. **DO NOT SCALE DRAWINGS.** If there is a dimension that is not shown on the construction documents that requires clarification, request that clarification of the Architect. The Contractor shall verify all dimensions, grades, boundaries, and construction documents and immediately report any discrepancies to the architect.
- B. All work shall conform to the requirements of all Local, State and Federal codes. Local, State and Federal Codes are to take precedence over the drawings and specifications. If discrepancy is noted, inform the Architect immediately and before proceeding with the work.
- C. All dimensions, notes, finishes and fixtures shown on typical floor plans, sections and details shall apply to all similar, opposite hand, or symmetrical plans, sections or details.
- D. All dimensions are to face of said construction, unless otherwise noted.
- E. All new walls shall be aligned with the center or nearest edge (as indicated on drawings) of existing walls, columns, window openings, etc. unless otherwise noted. The contractor shall confine operations at the site to areas indicated on the drawings and shall not encumber the site with material and equipment.
- F. Failure to show of mention minor details shall not be warrant for omission of necessary appurtenances for the normal, usual or proper completion of the Work.
- G. All Finishes not involved in areas of Construction shall be protected in such a manner that when the work is complete the finishes would be in the same condition they were before the work started. Any unfortunate damage to existing to remain will be restored at no additional cost to the Owner.
- H. Coordinate all new architectural work with Design-Build Engineered construction documents for Mechanical, Electrical, Plumbing and Fire Protection Systems.
- I. Smoke Tight: areas indicating smoke tight construction shall meet requirements of the Building Code of NYS, 2010 edition, Section 710. Penetrations and Joints shall be filled with an approved material to limit the free passage of smoke, such as fire rated spray foam.
- J. For information on all interior finishes and millwork in the project, refer to the INTERIORS drawings (I-100, I-101...).

FLOOR PLAN LEGEND

-  New Wall Construction
-  New Door to be Installed
Size as Spec'd, Type by Owner
-  New Window to be Installed
Size as Spec'd, Type by Owner

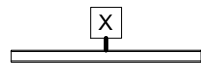
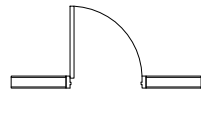
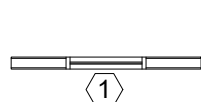


1
A-104
Typical One Story - Floor Plan
3/32" = 1'-0"

GENERAL FLOOR PLAN NOTES

- A. **DO NOT SCALE DRAWINGS.** If there is a dimension that is not shown on the construction documents that requires clarification, request that clarification of the Architect.
- B. The Contractor shall verify all dimensions, grades, boundaries, and construction documents and immediately report any discrepancies to the architect.
- C. All work shall conform to the requirements of all Local, State and Federal codes. Local, State and Federal Codes are to take precedence over the drawings and specifications. If discrepancy is noted, inform the Architect immediately and before proceeding with the work.
- D. All dimensions, notes, finishes and fixtures shown on typical floor plans, sections and details shall apply to all similar, opposite hand, or symmetrical plans, sections or details.
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- G. The contractor shall confine operations at the site to areas indicated on the drawings and shall not encumber the site with material and equipment.
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- K. Smoke Tight: areas indicating smoke tight construction shall meet requirements of the Building Code of NYS, 2010 edition, Section 710. Penetrations and Joints shall be filled with an approved material to limit the free passage of smoke, such as fire rated spray foam.
- L. For information on all interior finishes and millwork in the project, refer to the INTERIORS drawings (I-100, I-101...).

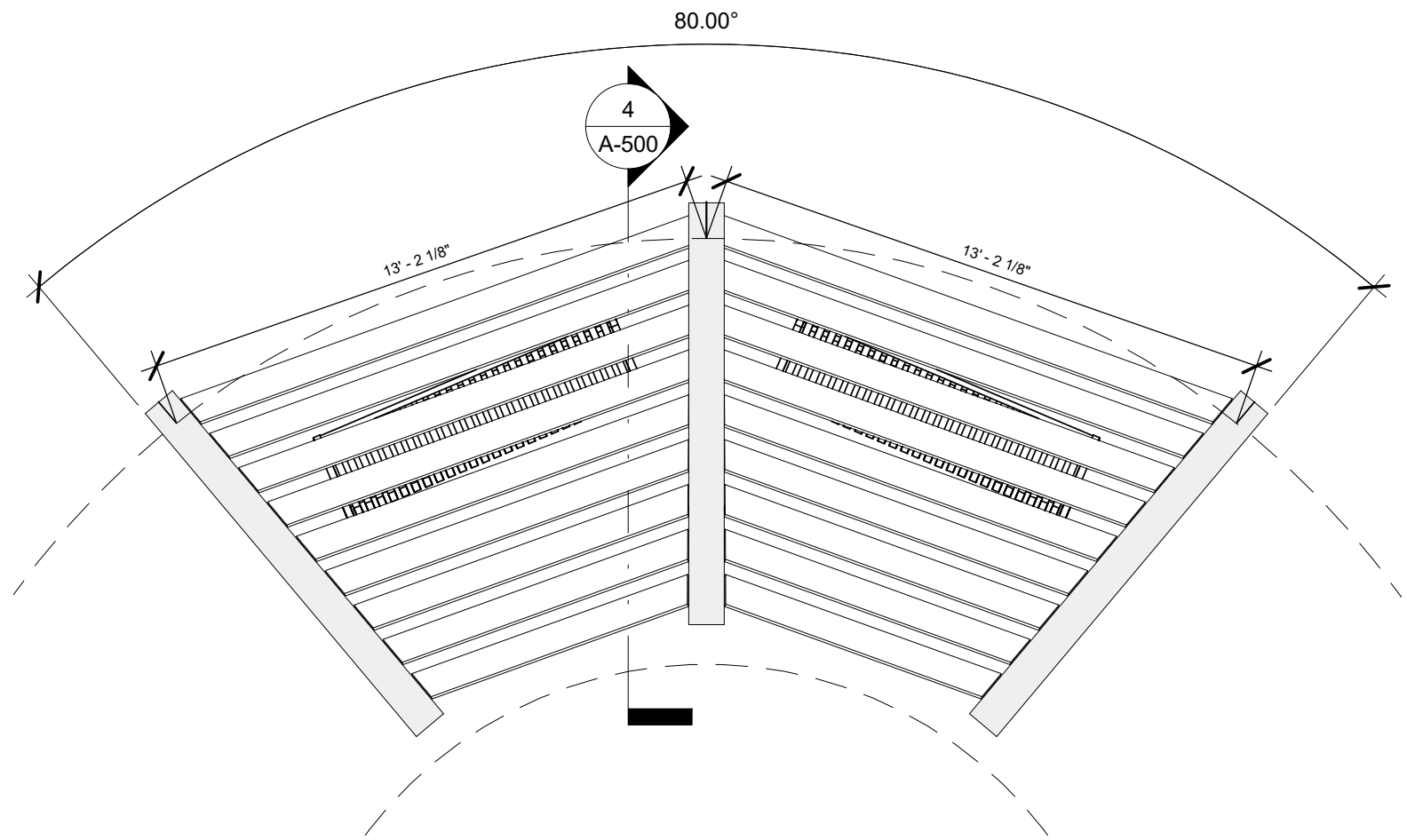
FLOOR PLAN LEGEND

-  New Wall Construction
-  New Door to be Installed
Size as Spec'd, Type by Owner
-  New Window to be Installed
Size as Spec'd, Type by Owner

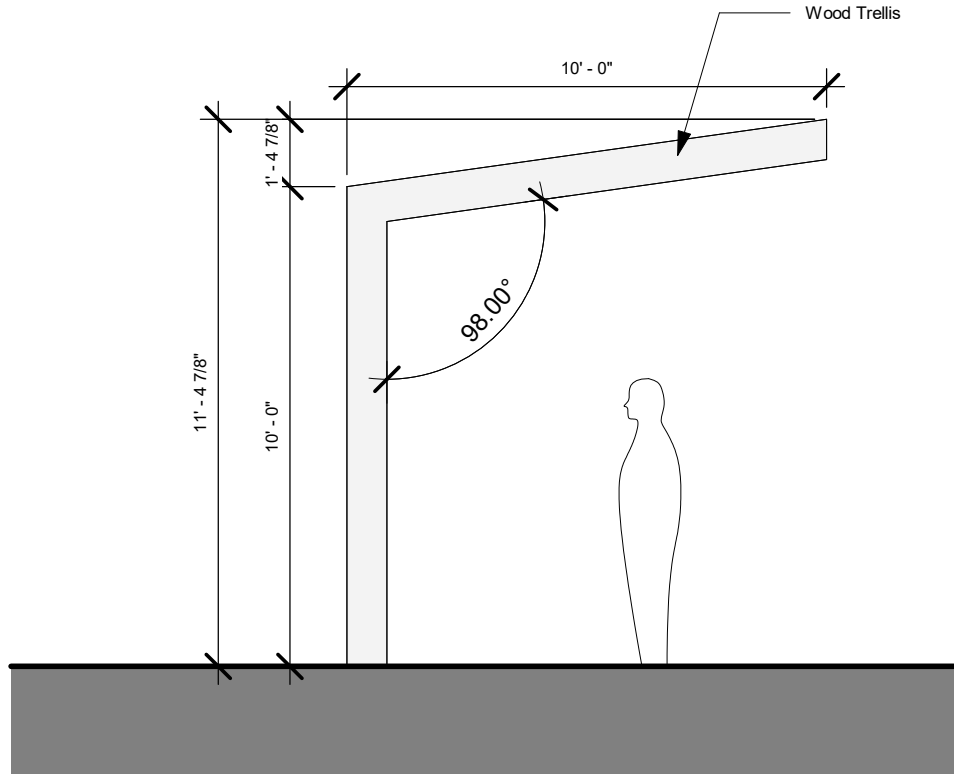
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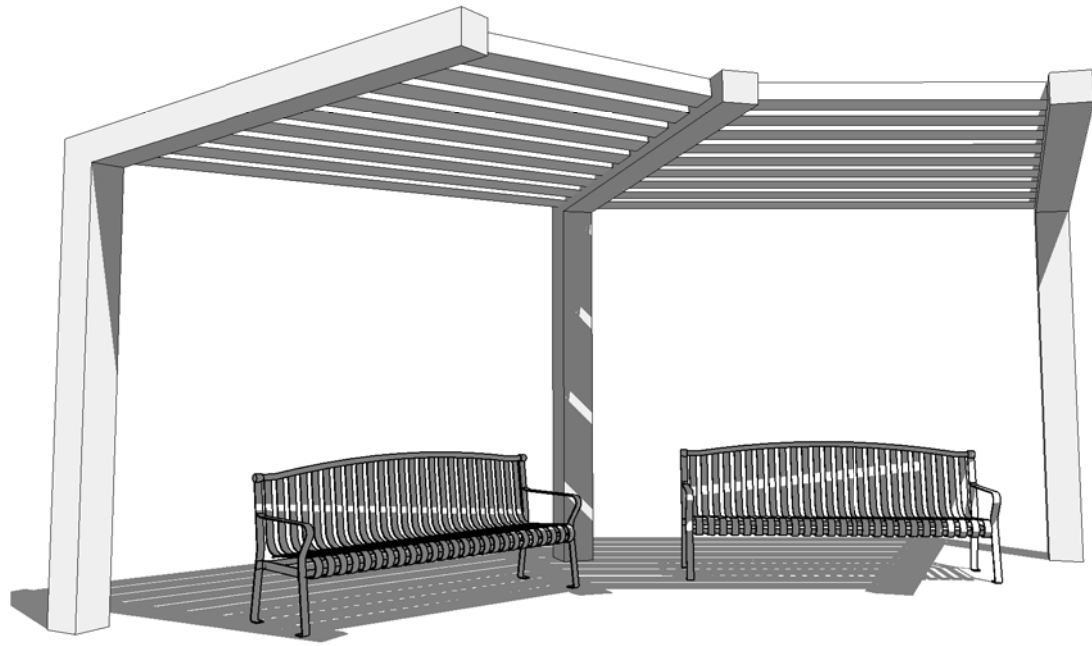
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3 Pedestrian Trellis - Top
1/4" = 1'-0"



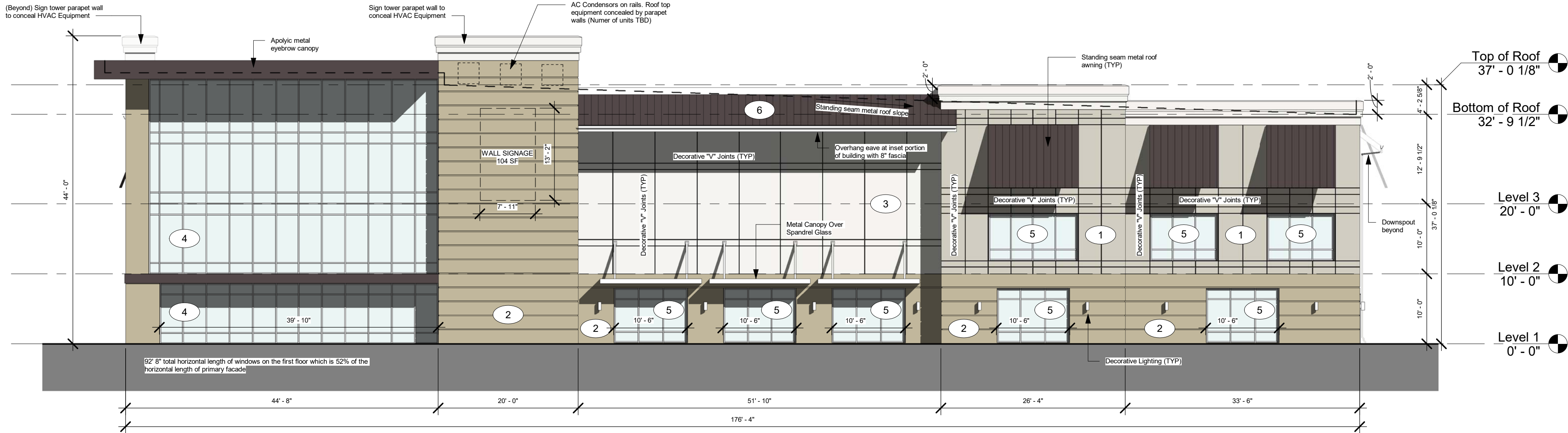
4 Pedestrian Tellis - Post
1/4" = 1'-0"



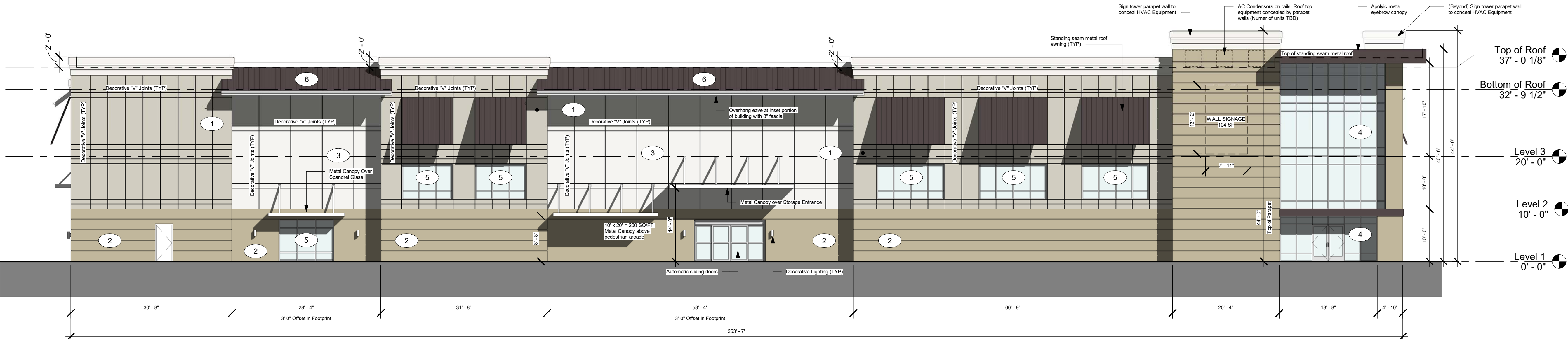
5 Pedestrian Trellis - 3D View

EXTERIOR FINISH SCHEDULE				
CALLOUT	PATTERN	MATERIALS	DESCRIPTION	LOCATION
1		E.F.I.S.	E.I.F.S. System Manuf: Ultrakote Color: 2717T Sugar Cookie	Selected Locations
2		E.F.I.S.	E.I.F.S. System Manuf: Ultrakote Color: 2739T Finch	Selected Locations
3		E.F.I.S.	E.I.F.S. System Manuf: Ultrakote Color: SW6050 White Linen	Selected Locations
4		Glass	Glazing: As Specified Texture: Smooth Color: As Specified	Selected Locations
5		Spandrel Glass	Glazing: As Specified Texture: Smooth Color: As Specified	Selected Locations
6		Metal	Standing Seam Metal Roof Color: Bronze	Selected Locations
7		Metal	Metal Manuf: Janus International Color: Bronze	Selected Locations
8		Metal	Metal Panel Color: Match E.F.I.S Color (1)	Selected Locations
9		Metal	Metal Panel Color: Match E.F.I.S Color (2)	Selected Locations

- NOTES:**
- A. **IMPORTANT!** Before final ordering of materials, coordinate color schemes with architect via use of exterior elevations in color!
- B. Refer to written specifications for further requirements for each exterior finish listed above, including finishes for doors and windows.
- C. ALL adjacent copings, flashings and trim shall match main field color area material (U.N.O), final selection shall be by architect from physical samples of metal flashings and trim.
- D. ALL materials on exterior finish schedule shall be selected from manufacturer's **FULL** range of colors unless otherwise noted above.
- E. ALL items mounted in masonry veneer shall receive the proper pre-manufactured trim stone or precast concrete (for items including but not limited to light fixtures, electrical outlets, plumbing fixtures, etc.) Some items may not require trim stones if boxes are concealed behind fixtures and fixtures sit plumb and level against masonry. Coordinate items in question with the Architect.
- F. ALL exterior dis-similar materials shall be caulked weather tight with silicone caulk, color to match adjacent materials. Contractor shall coordinate all colors selection of caulk to be used on the job with the Architect using elevations for location and application.



2 Elevation - South
3/32" = 1'-0"

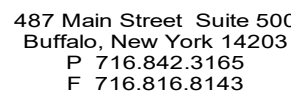
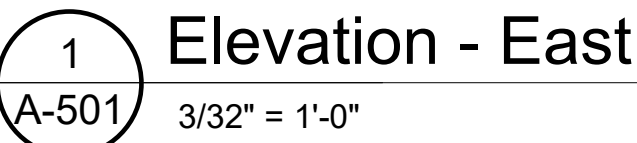
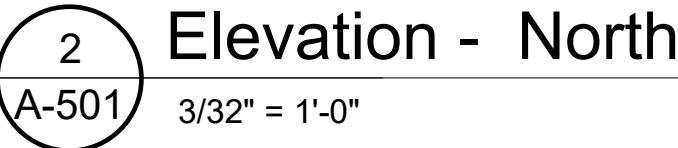


1 Elevation - West
3/32" = 1'-0"

PROFESSIONAL SEAL	
REVISIONS:	Date
No.	Description

NOTES:

- A. **IMPORTANT!** Before final ordering of materials, coordinate color schemes with architect via use of exterior elevations in color!
- B. Refer to written specifications for further requirements for each exterior finish listed above, including finishes for doors and windows.
- C. ALL adjacent copings, flashings and trim shall match main field color area material (JUNO), final selection shall be by architect from physical samples of metal flashings and trim.
- D. ALL materials on exterior finish schedule shall be selected from manufacturer's FULL range of colors unless otherwise noted above.
- E. ALL items mounted in masonry veneer shall receive the proper pre-manufactured trim stone or precast concrete (for flashing and not limited to light fixtures, electrical outlets, plumbing fixtures, etc.) Some items may not require trim stones if boxes are concealed behind fixtures and fixtures sit plumb and level against masonry. Coordinate items in question with the Architect.
- F. ALL exterior dis-similar materials shall be caulked weather tight with silicone caulk, color to match adjacent materials. Contractor shall coordinate all colors selection of caulk to be used on the job with the Architect using elevations for location and application.



PROFESSIONAL SEAL

Project Status

**BEE SAFE STORAGE AND
WINE CELLAR**

1053 Indian Street
Stuart, FL 34994

PROJECT NAME:

Project Status

Issued for Construction:	Issue Date
Municipality Submission:	09/22/21
Drawn By:	Author
Checked By:	Checker

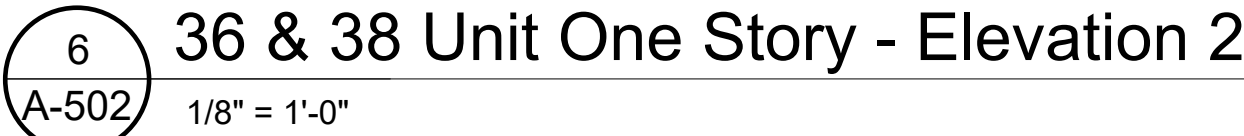
DRAWING NAME:
Exterior
Elevations

DRAWING NO

A-501

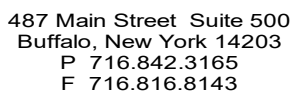
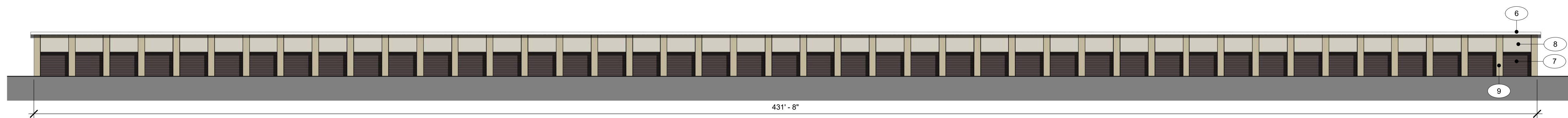
Project No: 21.030

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NOTES:

- A. IMPORTANT:** Before final ordering of materials, coordinate color schemes with architect via use of exterior elevations in color!
- B.** Refer to written specifications for further requirements for each exterior finish listed above, including finishes for doors and windows.
- C.** ALL adjacent copings, flashings and trim shall match main field color area material (U.N.O.), final selection shall be by architect from physical samples of metal flashings and trim.
- D.** ALL materials on exterior finish schedule shall be selected from manufacturer's FULL range of colors unless otherwise noted above.
- E.** ALL items mounted in masonry veneer shall receive the proper pre-manufactured trim stone or precast concrete (if stone including but not limited to light fixtures, electrical outlets, plumbing fixtures, etc.) Some items may require trim stones if boxes are concealed behind fixtures and fixtures sit plumb and level against masonry. Coordinate items in question with the Architect.
- F.** ALL exterior dis-similar materials shall be caulked weather tight with silicone caulk, color to match adjacent materials. Contractor shall coordinate all colors selection of caulk to be used on the job with the Architect using elevations for location and application.



PRELIMINARY
NOT FOR CONSTRUCTION
10/6/2021 10:37:20 AM

PROFESSIONAL SEAL

REVISIONS:	
No.	Description Date

PROJECT NAME:

Project Status

BEE SAFE STORAGE AND WINE CELLAR

1053 Indian Street
Stuart, FL 34994

Issued for Construction:	Issue Date:
Municipality Submission:	07/09/21
Drawn By:	LVT
Checked By:	BJS

DRAWING NAME:
Exterior
Elevations - Typ.
One Story

DRAWING NO

A-502

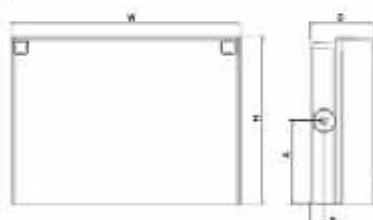
Project No: 21.030



WPX LED Wall Packs



Specifications



Luminaire	Height (ft)	Width (ft)	Depth (ft)	Side Config Location	Weight
WPX1	8.17 (24.6mm)	11.17 (34.3mm)	3.17 (9.8mm)	4" (118.3mm)	6.6 (1.8kg)
WPX2	8.17 (24.6mm)	12.17 (37.1mm)	4.17 (125.3mm)	5.17 (155.3mm)	6.16 (1.74kg)
WPX3	8.17 (24.6mm)	13.17 (40.1mm)	5.17 (155.3mm)	6.17 (175.3mm)	11.0 (3.0kg)

Ordering Information

EXAMPLE: WPX2 LED 40K MVOLT DDBXD

Series	Color Temperature	Voltage	Options	Finish
WPX1 LED P1	3000K	120V/277V	None	Black
WPX1 LED P2	3000K	120V/277V	Emergency battery backup, CE compliant	White
WPX2 LED	3000K	120V/277V	Emergency battery backup, CE compliant	Black
WPX3 LED	3000K	120V/277V	Emergency battery backup, CE compliant	Black

Note: The lumen output and input power shown in the ordering tree are average representations of all configuration options. Specific values are available on request.

FEATURES & SPECIFICATIONS

INTENDED USE: WPX LED wall packs are designed to provide a cost effective, energy efficient solution for the one-for-one replacement of existing HID wall packs. The WPX1, WPX2 and WPX3 are ideal for replacing up to 150W, 200W, and 400W HID luminaires respectively. WPX luminaires deliver a uniform, wide distribution.

CONSTRUCTION: WPX features a die-cast aluminum main body with optional thermal management that both minimizes LED thermal and electrical components. The luminaires are IP68 rated, and sealed against moisture or environmental contaminants.

ELECTRICAL: Light engine configurations consist of high-efficiency LEDs and LED lumen maintenance of 100,000 hours. Color temperature (CCT) options of 3000K, 4000K and 5000K with minimum CRI of 90. Electronic drivers deliver system power factor >90% and THD <20%. All luminaires have 8V surge protection. WPX1 LED P1 and WPX2 LED P2 have standard surge protection rating of 2,500V (can be ordered with an optional 6kV surge protection). All physical IP68 operates on MVOLT (120V/277V) input.

Note: The standard WPX LED wall pack luminaires come with fully adjustable die-cast current output. The lumen output is adjustable by turning the output current of the LED drivers to adjust the lumen output to the desired level.

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D-Series Size 2 LED Wall Luminaire



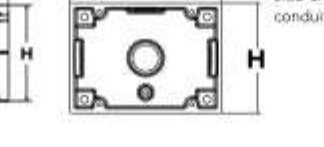
Specifications

Luminaire	Width	Height
D-Series	18-1/2" (467mm)	10" (254mm)

Weight	Depth	Height
21 lbs (9.5 kg)	1-1/2" (38mm)	7-5/8" (194mm)

Back Box (BBW)

Width	Depth	Height
5-1/2" (140mm)	1-1/2" (38mm)	4" (102mm)



Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency.
- This luminaire is A+ Certified when ordered with DTL* controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocell interoperability.
- This luminaire is part of an A+ Certified solution for ROAM* or XPoint** Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background.

To learn more about A+, visit www.acuitybrands.com/aplus.

- See ordering tree for details.
- A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately. [Link to Roam](#). [Link to DTL DLL](#).

Ordering Information

EXAMPLE: DSXW2 LED 30C 700 40K T3M MVOLT DDBTDL

Series	LEDs	Drive Current	Color Temperature	Distribution	Voltage	Mounting	Control Options
DSXW2 LED	30C	700mA	40K	T3M	120V/277V	Surface mount	None
DSXW2 LED	30C	700mA	40K	T3M	120V/277V	Surface mount	Emergency battery backup, CE compliant
DSXW2 LED	30C	700mA	40K	T3M	120V/277V	Surface mount	Emergency battery backup, CE compliant

Other Options	Shipped separately	Finish
SE Single face (120, 277, 347V)	DSXW2 Dark bronze	DSXW2 Sealed white
SE Single face (120, 277, 347V)	DSXW2 Black	DSXW2 Sealed white
SE Single face (120, 277, 347V)	DSXW2 Natural aluminum	DSXW2 Sealed white
SE Single face (120, 277, 347V)	DSXW2 White	DSXW2 Sealed white

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Lyon Exterior - Wall

SEW12114 49 in

JOB NAME:
TYPE:
NOTES:

PROJECT DETAILS

DESCRIPTION

Lyon is a family of small-scale linear LED fixtures that delivers impressive performance at an affordable price. Designed for exterior applications, it is a practical choice for lighting eaves, covered walkways, outdoor canopies or other exterior spaces. The lens, available in four shapes, softly diffuses light with minimal glare. Lyon's simple design and versatility make it suitable for many kinds of spaces. Available in interior and exterior pendant, ceiling, and wall mount versions in 4' and 8' lengths.

FEATURES & BENEFITS

- Choose from 4 diffuser shapes
- Configure in a run or mount as an individual fixture
- Housing is engineered to act as an efficient heat sink, maximizing output and life by allowing the LEDs to operate at optimal temperatures
- Up to 1495 lm/foot delivered at high wattage
- Anodized finish provides durable corrosion protection
- Flush mounted external fasteners
- Versatile design allows fixture to be mounted in any orientation
- Available in low, medium and high wattages
- Provides functional lighting with comfortable luminance levels
- Handcrafted in USA

SPECIFICATIONS

- LIGHT SOURCE:** White LED light engine
- CRI:** 80+ (contact factory for 90+)
- LUMEN MAINTENANCE:** L70 > 50,000 hrs.
- EFFICIACY:** 105 lm/W delivered
- CCT:** 3000K, 3500K, or 4000K
- VOLTAGE:** 120-277V standard
- DRIVER:** Includes remote dimmable Class 2 power supply and wet location enclosure. Continuous runs are supplied with one power supply per fixture. Max distance to the driver is: #18 AWG = 50', #16 AWG = 75', #14 AWG = 100'. For extended distances, contact factory.
- DIMMING:** 0-10V controls standard to 1%

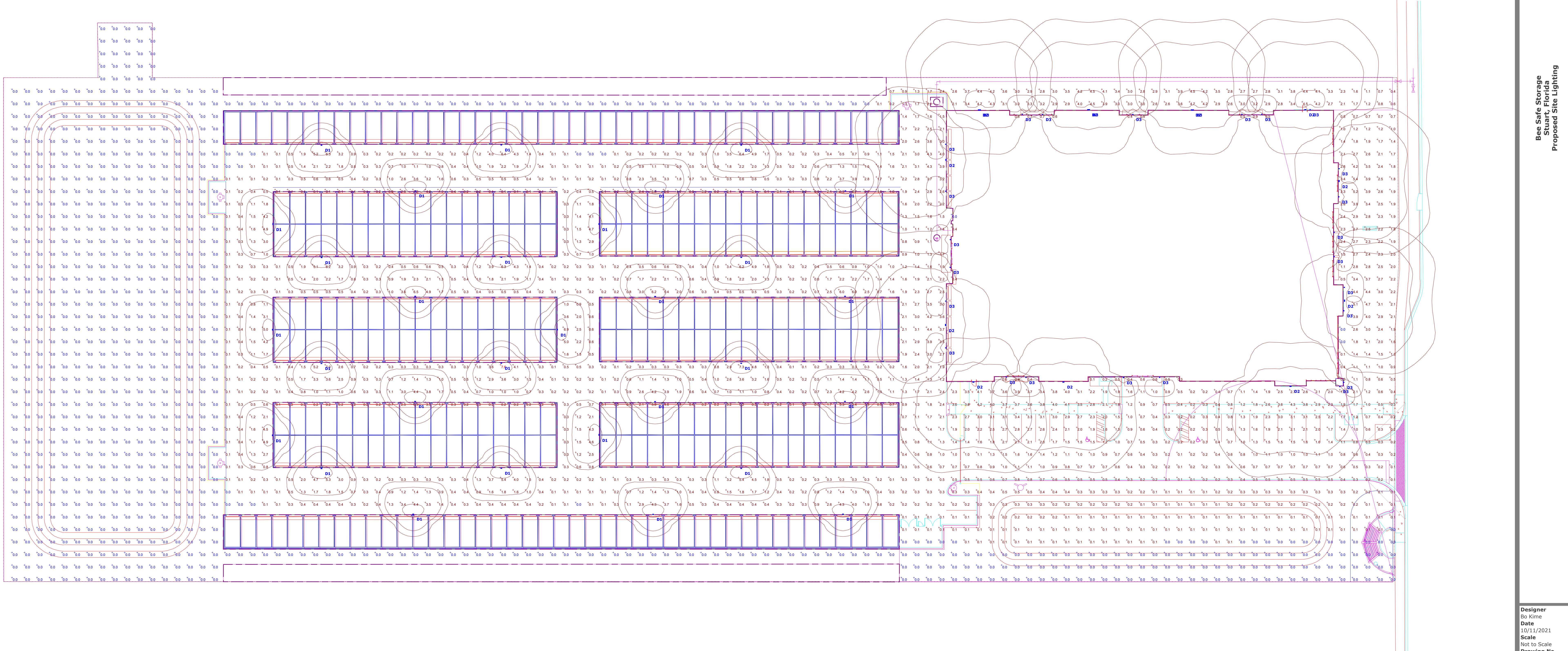
SPI LIGHTING

P:202.242.1430 | SPHteam@spilighting.com | Last Revised: 9/12/2021 | Design Rights Reserved | SEW12114 | 1 of 8

Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Number Lumens	Lumens Per Lamp	Light Loss Factor	Wattage	Plot
D1			30	Lithonia Lighting	WPX1 LED P2 40K MVOLT	WPX1 LED wallpack 3000K 4000K color temperature 120-277 VOLT	1	2913	1	24.42	
D2			11	Lithonia Lighting	DSXW2 LED 30C 1000 40K T3M MVOLT	DSXW2 LED WITH 3 LIGHT ENGINES, 30 LED's, 1000mA DRIVER, 4000K LED, TYPE FORWARD THROW MEDIUM OPTIC	1	11120	1	109	
D3			27	SPI Lighting Inc.	SPI Optical #6899	SPI Lighting - Linear suspended luminaire Product ID: SPI Optical #6899 Operating at 120 VAC and 60 Hz.	168	9	1	14	

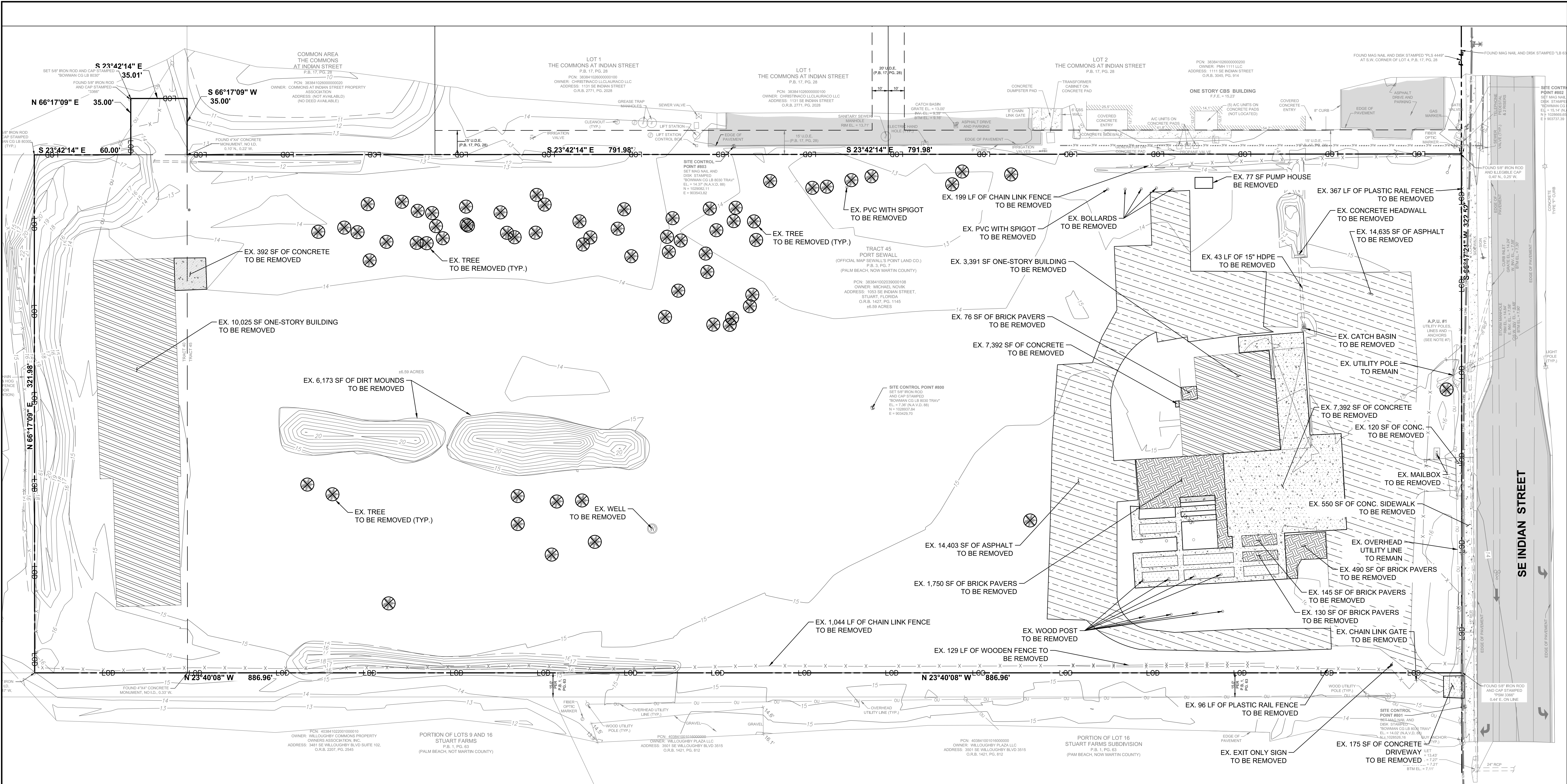
Statistics

Description	Symbol	Max/Min	Min	Avg/Min	Avg	Max
Calc Zone #1	+	N/A	0.0 fc	N/A	0.8 fc	7.6 fc



Plan View
Scale - 1" = 25'

Bee Safe Storage
Bo Kime
Date
10/11/2021
Scale
Not to Scale
Drawing No.
Summary



GENERAL DEMOLITION NOTES

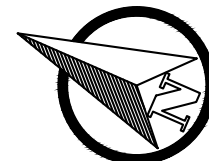
- THE LOCATION OF THE UTILITIES SHOWN HAVE BEEN DETERMINED BY INFORMATION GATHERED AND SHALL NOT BE USED AS EXACT. CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANIES TO VERIFY EXACT LOCATIONS PRIOR TO DEMOLITION.
- THE CONTRACTOR SHALL COORDINATE WITH THE PROPER UTILITY COMPANIES FOR REMOVAL AND RELOCATIONS OF THE RESPECTIVE UTILITY. THE CONTRACTOR SHALL VERIFY ANY WORK THAT MAY BE DONE BY THE UTILITY COMPANIES.
- CONTRACTOR SHALL PROTECT THE PUBLIC WITH BEST MANAGEMENT PRACTICES.
- CONTRACTOR SHALL PROTECT AND MAINTAIN ALL EXISTING STRUCTURES, PAVEMENT, AND VEGETATION THAT IS NOT TO BE DISTURBED AND IS RESPONSIBLE FOR ANY DAMAGES TO THEM.
- THE CONTRACTOR SHALL PROPERLY DISPOSE OF ALL MATERIALS RESULTING FROM OPERATION ACCORDING TO GOVERNING AUTHORITIES AND SHALL OBTAIN THE PROPER PERMITS REQUIRED FOR DISPOSAL AND DEMOLITION.
- THE CONTRACTOR SHALL MAINTAIN CONTINUOUS ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION AND AVOID ANY PROPERTY DAMAGE DURING CONSTRUCTION.
- THE CONTRACTOR SHALL INSTALL EROSION AND SEDIMENT CONTROL DEVICES PRIOR TO DEMOLITION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING SERVICES TO ANY NECESSARY UTILITIES DURING CONSTRUCTION.
- FOR ALL ITEMS NOTED TO BE REMOVED, REMOVE NOT ONLY THE ABOVE GROUND ELEMENTS, BUT ALSO REMOVE ALL UNDERGROUND ELEMENTS AS WELL INCLUDING, BUT NOT LIMITED TO: FOUNDATIONS, GRAVEL FILLS, TREE ROOTS, PIPES, TANKS, ETC.
- BACKFILL ALL EXCAVATIONS RESULTING FROM THE DEMOLITION WORK MEETING THE REQUIREMENTS FOR FILL OUTLINED IN THE GEOTECHNICAL INVESTIGATION REPORT FOR THIS SITE.
- ASBESTOS AND ANY OTHER HAZARDOUS MATERIAL SHALL BE PROPERLY PERMITTED AND REMOVED BY THE CONTRACTOR. CONTRACTOR SHALL SECURE ALL PERMITS FOR DEMOLITION AND REMOVAL OF MATERIALS FROM THE SITE.
- LIMIT SAW CUT AND PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE PLANS. ANY DAMAGE TO ANY SURROUNDING AREAS SHALL BE REPAIRED / REPLACED AT THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL PROTECT EXISTING ADJACENT STRUCTURES, PAVEMENT, UTILITIES, LANDSCAPE, ETC. FROM DAMAGE DURING CONSTRUCTION.
- CONTRACTOR SHALL ENSURE THAT SERVICES TO ALL UTILITIES TO BE REMOVED HAS BEEN DISCONTINUED AND SHUT OFF. ALL UTILITY LINES SHALL BE CAPPED PER UTILITY COMPANY STANDARDS.
- EXISTING PERIMETER TREES & LANDSCAPING TO REMAIN WHEREVER POSSIBLE.
- EXISTING WELLS SHALL BE REMOVED OR RELOCATED BY CERTIFIED WELL CONTRACTOR
- ALL DRAINAGE PIPE ASSOCIATED WITH EXISTING DRAINAGE STRUCTURES TO BE REMOVED.
- ALL SANITARY SEWER & WATER SERVICE PIPE ASSOCIATED WITH THE EXISTING SYSTEM TO BE REMOVED.
- ALL EXISTING RIGHT-OF-WAY SIDEWALK TO REMAIN IN PLACE DURING CONSTRUCTION UNTIL NEW SIDEWALK IS READY TO BE POURED.
- ALL EXISTING RIGHT-OF-WAY ASPHALT PAVEMENT TO REMAIN IN PLACE DURING CONSTRUCTION UNTIL NEW ASPHALT PAVEMENT IS READY TO BE CONSTRUCTED.

EXISTING LEGEND

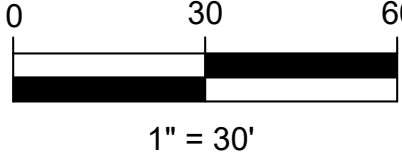
- | | |
|--|---------------------------|
| | PROPERTY LINE |
| | ADJACENT ROW |
| | CONCRETE SIDEWALK |
| | FENCE |
| | OVERHEAD ELECTRIC SERVICE |
| | SANITARY LINE |
| | WATER VALVE |
| | WATER METER |
| | FIBER OPTIC |
| | MONITOR WELL |
| | FIRE HYDRANT |
| | SANITARY SEWER MANHOLE |
| | DRAINAGE MANHOLE |
| | DRAINAGE INLET |
| | LIGHT POLE |
| | WOOD POWER POLE |
| | ELECTRIC METER |
| | SPOT ELEVATION |
| | TREE |

DEMOLITION LEGEND

- | | |
|--|-------------------------------------|
| | EXISTING ASPHALT TO BE REMOVED |
| | EXISTING BRICK PAVERS TO BE REMOVED |
| | EXISTING CONCRETE TO BE REMOVED |
| | EXISTING STRUCTURE TO BE REMOVED |
| | LIMITS OF DISTURBANCE |
| | EXISTING TREE TO BE REMOVED |



GRAPHIC SCALE



NOTE:

ALL ELEVATIONS SHOWN ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD).



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BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NO. 30462

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Stuart, Florida 34994
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Fax: (772) 220-7881
www.bowmanconsulting.com
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BEE SAFE STORAGE AND WINE CELLAR
DEMOLITION PLAN

FLORIDA
MARTIN COUNTY

PROJECT NO
010823-01-001

Digitally signed by Michael Uhaize
Date: 2022.02.22 15:37:19 -05'00'

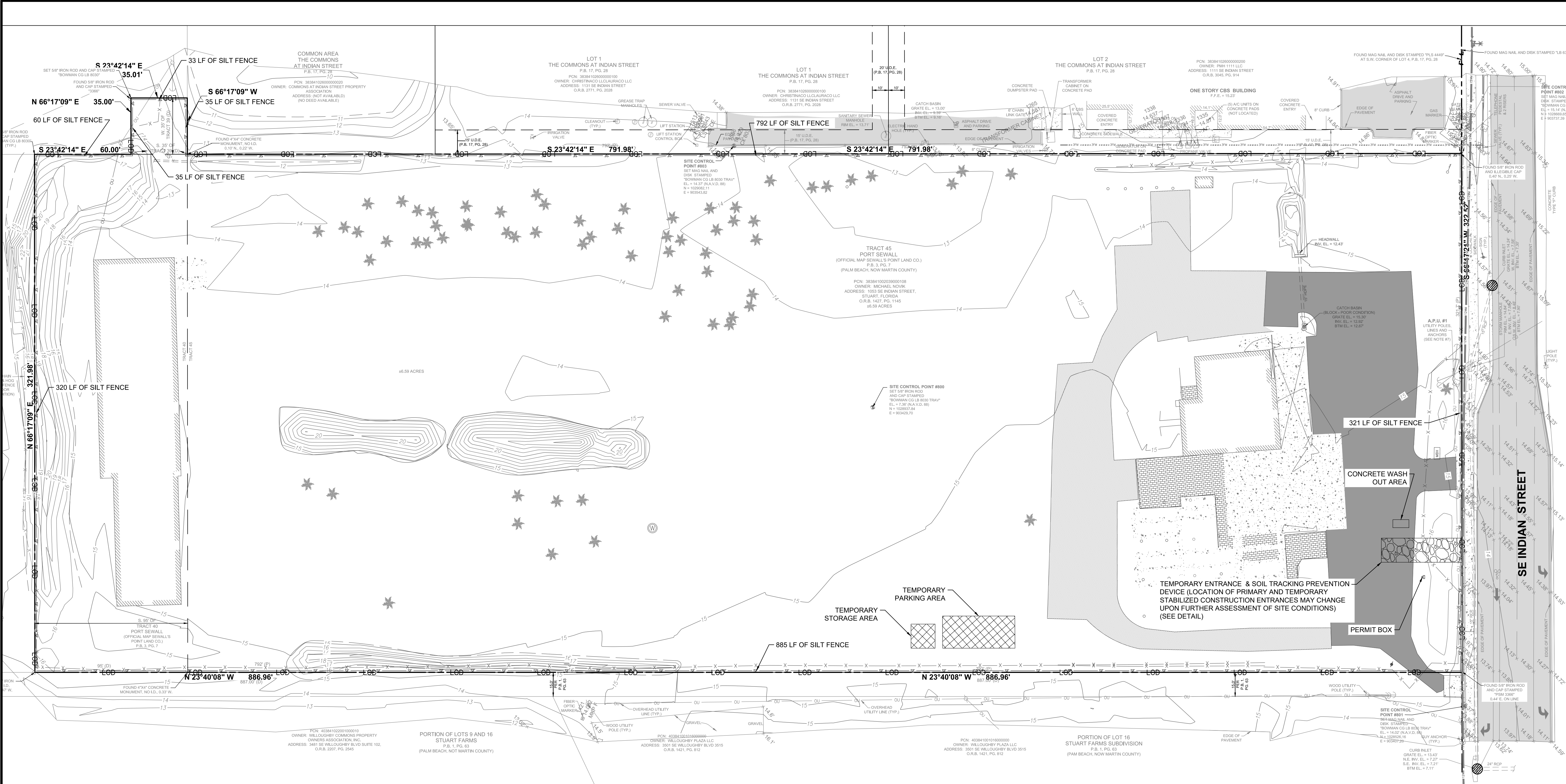
MICHAEL UHAIZE, P.E.
FL. LICENSE NO. 88867

PLAN STATUS		
DATE	DESCRIPTION	
MCU	RO	GMB
DESIGN	DRAWN	CHKD

SCALE:
JOB No. 010823-01-001
DATE FEBRUARY 2022
FILE No. 010823-01-001-C003-DEM0

C03

SHEET



LAND CLEARING NOTES

- PROPERTY CORNERS SHALL BE LOCATED BY A LICENSED LAND SURVEYOR AND CLEARLY MARKED IN THE FIELD PRIOR TO THE ENGINEERING DEPARTMENT'S MEETING FOR SITE DEVELOPMENT.
- AUTHORIZATION TO INSTALL EROSION CONTROL DEVICES AND PRESERVE BARRICADES WILL BE GRANTED AT THE PRE-CONSTRUCTION MEETING. THIS AUTHORIZATION SHALL BE POSTED ON THE SITE, ITS LOCATION SHOWN ELSEWHERE ON THIS PAGE.
- TREES IDENTIFIED TO BE PROTECTED SHALL HAVE PROTECTIVE BARRICADES INSTALLED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY CLEARING ACTIVITIES.
- PRESERVE AREAS SHALL HAVE ORANGE FENCE INSTALLED ALONG ENTIRE BOUNDARY PRIOR TO COMMENCEMENT OF ANY CLEARING ACTIVITIES.
- NO ADDITIONAL LAND CLEARING SHALL COMMENCE UNTIL A SATISFACTORY INSPECTION OF THE REQUIRED EROSION CONTROL STRUCTURES AND BARRICADES HAS BEEN OBTAINED.
- SOIL STABILIZATION SHALL BE COMPLETED WITHIN 30 DAYS OF VEGETATION REMOVAL.

EROSION CONTROL CONSTRUCTION SEQUENCE

- FLAG AND FENCE ALL WORK LIMITS.
- NOTIFY SEDIMENT CONTROL INSPECTOR (24) HOURS PRIOR TO START OF CONSTRUCTION.
- PERFORM CLEARING AND GRADING REQUIRED FOR INSTALLATION OF PERIMETER CONTROLS.
- INSTALL PERIMETER RUNOFF CONTROLS; NOTIFY SEDIMENT INSPECTOR AND OBTAIN APPROVAL BEFORE PROCEEDING FURTHER.
- COMPLETE ALL REQUIRED STOCKPILING, SITE CLEARING, AND GRADING. STOCKPILE ANY EXCESS TOPSOIL OR OTHER EXCAVATED SOIL IN APPROVED STOCKPILES PER EROSION CONTROL NOTE 9 AND AS SHOWN ON THE PLAN OR REMOVE FROM SITE, AND DISPOSE OF AT A PERMITTED SITE.
- SOD AND STABILIZE EMBANKMENTS, CONSTRUCT PARKING BASE, AND INSTALL SITE UTILITIES AND DRAINAGE PIPES AND INLETS.
- INSTALL STORM DRAINAGE PROTECTION, COMPLETE PARKING LOT CONSTRUCTION.
- COMPLETE FINAL GRADING, STABILIZATION, AND LANDSCAPING. REMOVE ANY EXCESS MATERIAL FROM THE SITE AND DISPOSE OF AT A PERMITTED SITE.
- NOTIFY SEDIMENT CONTROL INSPECTOR AND OBTAIN APPROVAL TO REMOVE SEDIMENT AND EROSION CONTROL.

EROSION CONTROL NOTES

- THE CONTRACTOR SHALL IMPLEMENT THE WORK IN A MANNER SO AS TO MINIMIZE ANY ADVERSE IMPACTS OF THE WORK ON NATURAL ENVIRONMENTAL FEATURES AND WATER QUALITY. THE CONTRACTOR SHALL INSTITUTE NECESSARY MEASURES DURING CONSTRUCTION TO REDUCE EROSION, TURBIDITY, NUTRIENT LOADING, AND SEDIMENTATION IN THE RECEIVING WATERS.
- OFF-SITE DISCHARGES DURING CONSTRUCTION AND DEVELOPMENT SHALL NOT BE PERMITTED.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT ADVERSE OFF-SITE WATER-RELATED IMPACTS DO NOT OCCUR DURING CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PERIODIC INSPECTION AND REMOVAL OF DEBRIS AND SILT BEHIND EROSION CONTROL DEVICES. TRAPPED MATERIAL SHALL NOT EXCEED 1/2 HEIGHT OF DEVICES.
- ALL INLETS AND PIPE SHALL BE PROTECTED DURING CONSTRUCTION TO PREVENT SILTATION IN THE DRAINAGE SYSTEMS BY WAY OF THE TEMPORARY PLUGS AND PLYWOOD OR GEOTEXTILE FABRIC OVER THE INLETS. THE DRAINAGE SYSTEM THAT HAS BEEN IMPACTED BY THE PROPOSED MODIFICATIONS SHALL BE CLEANED OF ALL DEBRIS PRIOR TO FINAL ACCEPTANCE.
- ALL OFF-SITE AREAS DISTURBED DURING CONSTRUCTION ACTIVITY SHALL BE IMMEDIATELY RESTORED TO PRIOR CONDITION UPON COMPLETION OF WORK.
- SOILS ARE TO BE STABILIZED BY WATER OR OTHER MEANS DURING CONSTRUCTION. THIS IS INTENDED TO REDUCE SOIL EROSION, BLOWING SAND, AND THE IMPACT TO NEIGHBORING COMMUNITIES.
- THE CONTRACTOR SHALL EXCAVATE THE WET RETENTION / DETENTION BASINS FROM OUTSIDE OF THE LIMITS OF THE BASIN TO THE EXTENT POSSIBLE TO MINIMIZE COMPACTION OF THE SOILS. THE BASINS SHALL BE PROTECTED FROM EQUIPMENT FOR THE REMAINDER OF THE CONSTRUCTION PROCESS.
- ANY TOPSOIL OR EXCAVATED SOIL THAT IS TO REMAIN ON THE SITE MUST BE STOCKPILED. THE STOCKPILE MUST BE ENCLOSED IN SILT FENCE AND TEMPORARILY SEEDED OR OTHERWISE STABILIZED AGAINST EROSION. THE STOCKPILES SHALL BE A MAXIMUM 2:1 (H:V) SLOPE AND A MAXIMUM HEIGHT OF 20 FEET OR A HEIGHT ALLOWED BY PHYSICAL CONSTRAINTS, WHICHEVER IS LESS. CONSTRUCTION SHALL BE SEQUENCED SUCH THAT AREAS WHERE THE STOCKPILES EXIST SHALL BE BUILT AFTER SAID STOCKPILES ARE USED OR MOVED AND PROTECTED AT A DIFFERENT APPROVED LOCATION.

NOTE:

ALL ELEVATIONS SHOWN ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD).

ADDITIONAL NOTES

CONSTRUCTION DEWATERING
CONSTRUCTION DEWATERING, IF REQUIRED, TO BE IN ACCORDANCE WITH THE DEWATERING PERMIT TO BE OBTAINED BY CONTRACTOR.

SILT FENCE PLACEMENT - CLEARING AND GRUBBING

SILT FENCE TO BE IN PLACE BEFORE CONSTRUCTION AND/OR CLEARING AND GRUBBING COMMENCES. CONTRACTOR TO MAINTAIN SILT FENCE FOR THE DURATION OF CONSTRUCTION UNTIL SUBSTANTIAL COMPLETION.

SILT FENCE PLACEMENT - SITE FILL & FINE GRADING

PLACEMENT IS SHOWN IN PERIMETER AREAS TO BE FILLED TO PREVENT OFF-SITE DISCHARGES.

SCOPE OF EROSION CONTROL

THE GENERAL CONTRACTOR (GC) SHALL USE BEST MANAGEMENT PRACTICES TO LIMIT ADVERSE IMPACT BY MEANS OF SILT FENCING, JUTE MATTING, TEMPORARY SEEDING, INLET PROTECTION AROUND ALL CATCH BASINS, STABILIZED CONSTRUCTION ENTRANCES, ETC. SEDIMENT CONTROL STRUCTURES DEVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF FDEP NPDES GENERIC PERMIT. SEDIMENT CONTROL DEVICES MUST BE INSTALLED.

PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTINUED INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL DEVICES. THE CONTRACTOR SHALL FOLLOW THE REQUIREMENTS SET FORTH ON THIS PLAN, AND AS SPECIFIED BY ALL APPLICABLE REGULATORY AGENCIES.

THE CONTRACTOR IS REQUIRED TO MAINTAIN ALL BMP CONTROLS IN ORDER TO CONTAIN ALL STORMWATER RUNOFF WITHIN THE PARCEL BOUNDARY, UNLESS OTHERWISE NOTED.

THE CONTRACTOR MUST MAINTAIN ALL BMPs AND EROSION AND SEDIMENT CONTROL DEVICES UNTIL FINAL STABILIZATION FOR THE ENTIRE PARCEL IS ACHIEVED. THE CONTRACTOR MUST REQUEST ANY DEVIATION TO THESE PLANS IN WRITING.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO UPDATE BMP CONTROLS REGULARLY. THE CONTRACTOR IS TO PROVIDE ADDITIONAL EROSION CONTROL AS DEEMED NECESSARY BY THE ENGINEER. THE CONTRACTOR SHALL INCLUDE THESE COSTS IN THE BID. ANY AREA WHERE EROSION IS OBSERVED MUST BE ADDRESSED BY THE CONTRACTOR, WHETHER SHOWN ON THE PLANS OR NOT.

PERMANENT EROSION CONTROL, TURF ESTABLISHMENT, AND SOIL STABILIZATION IS THE RESPONSIBILITY OF THE CONTRACTOR.

CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER CLEANING AND DISPOSAL OF ANY DEBRIS OR WASTE. THE CONTRACTOR IS RESPONSIBLE FOR ALL FINES AND FEES FOR IMPROPER PLACEMENT OR MAINTENANCE OF CONTROLS.

UPDATES AND AMENDMENTS

THE GENERAL CONTRACTOR (GC) MUST UPDATE THE JOBSITE DAILY. UPDATES SHALL BE MADE DAILY TO TRACK PROGRESS WHEN ANY OF THE FOLLOWING ACTIVITIES OCCUR: BMP INSTALLATION, MODIFICATION OR REMOVAL (SEE SCOPE OF EROSION CONTROL).

IMPORTANT:
THE GC MUST SUBMIT A REQUEST FOR INFORMATION (RFI) TO THE CIVIL ENGINEERING CONSULTANT (CEC) AND OBTAIN WRITTEN CEC APPROVAL BEFORE DOING ANY OF THE FOLLOWING:

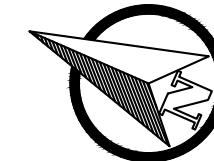
- MODIFYING EROSION OR SEDIMENT CONTROL BMPs
- REMOVING EROSION OR SEDIMENT CONTROL BMPs
- THE CONTRACTOR MAY ADD ADDITIONAL BMPs WITHOUT CEC APPROVAL ONLY IN AN EMERGENCY SITUATION TO PREVENT SEDIMENT DISCHARGE OR PROTECT WATER QUALITY. HOWEVER, GC MUST NOTIFY THE CEC AS SOON AS PRACTICAL AS TO THEIR ACTIONS TO DISCUSS THE NEED FOR ADDITIONAL OR SUPPLEMENTAL MEASURES. THE CONTRACTOR IS ULTIMATELY RESPONSIBLE TO ENSURE COMPLIANCE WITH ALL AGENCIES AND PROTECTION OF WATER QUALITY.

EXISTING LEGEND

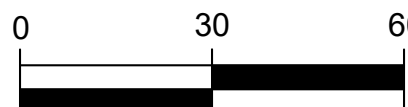
- PROPERTY LINE
- ADJACENT ROW
- CONCRETE SIDEWALK
- FENCE
- OVERHEAD ELECTRIC SERVICE
- SANITARY LINE
- WATER VALVE
- WATER METER
- FIBER OPTIC
- MONITOR WELL
- FIRE HYDRANT
- SANITARY SEWER MANHOLE
- DRAINAGE MANHOLE
- DRAINAGE INLET
- LIGHT POLE
- WOOD POWER POLE
- ELECTRIC METER
- SPOT ELEVATION
- TREE

SEDIMENT AND EROSION CONTROL LEGEND

- STABILIZED ENTRANCE
- TEMPORARY PARKING/STORAGE AREA
- LIMITS OF DISTURBANCE
- SILT FENCE
- PERMIT BOX
- INLET PROTECTION



GRAPHIC SCALE



1" = 30'

UTILITY CONFLICT NOTE:

CONTRACTOR TO VERIFY THE LOCATION AND DEPTH(S) OF EXISTING UTILITIES PRIOR TO ORDERING MATERIAL.

DEWATERING NOTE:

WHEN PERFORMING GRADING OPERATIONS DURING PERIODS OF WET WEATHER, PROVIDE ADEQUATE DEWATERING, DRAINAGE AND GROUND WATER MANAGEMENT TO CONTROL MOISTURE OF SOILS. REFER TO MASTER SITE SPECIFICATIONS.

NOTE TO GENERAL CONTRACTOR:

PRIOR TO CONSTRUCTION, GC MUST CLEARLY DELINEATE AND MARK OFF AREAS IDENTIFIED IN THE SWPP OR IN THE FIELD, TO BE PROTECTED (SUCH AS, NATURAL BUFFERS, TREES, HABITATS OF ENDANGERED/ THREATENED SPECIES, HISTORIC PROPERTIES, ETC.).

ALERT TO CONTRACTOR:

PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OF THE DRY UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM CEC AND THE OWNER/DEVELOPER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION. CEC AND ITS CLIENTS SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION.

BEE SAFE STORAGE AND WINE CELLAR

SEDIMENT AND EROSION CONTROL PLAN I

MARTIN COUNTY FLORIDA

Bowman Consulting Group, Ltd., Inc.

301 SE Ocean Blvd, Suite 301

Stuart, Florida 34994

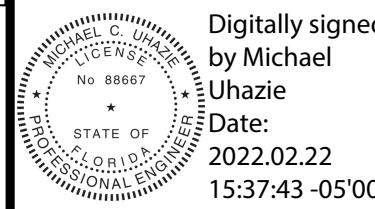
Phone: (772) 283-1413

Fax: (772) 220-7887

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PROJECT NO
010823-01-001



Digitally signed by Michael Uzhazie

Date: 2022.02.22

15:37:43 -05'00'

MICHAEL UHAZIE, P.E.
FL LICENSE NO. 88667

PLAN STATUS

DATE	DESCRIPTION
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MCU DESIGN	RO DRAWN	GMB CHKD
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SCALE:

JOB No. 010823-01-001

DATE FEBRUARY 2022

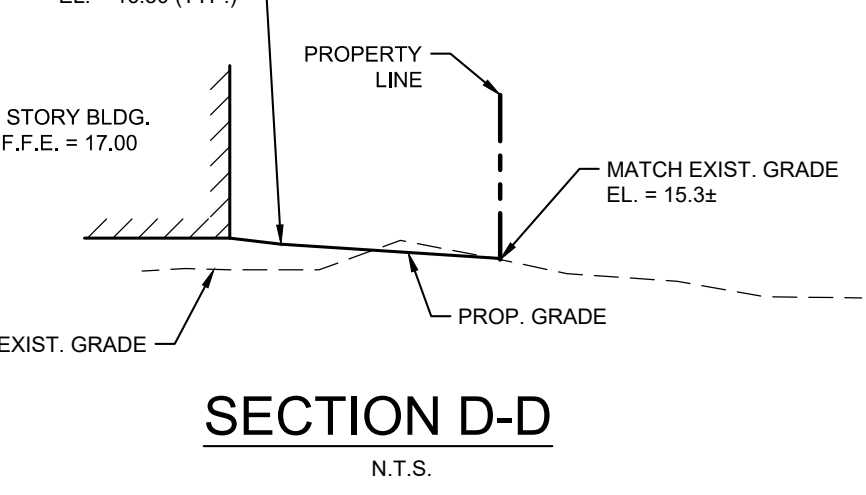
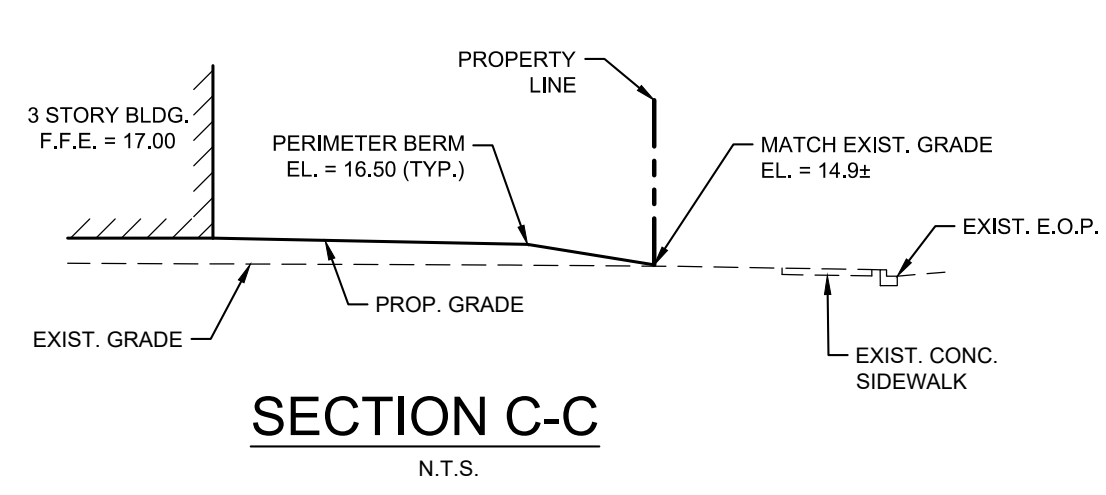
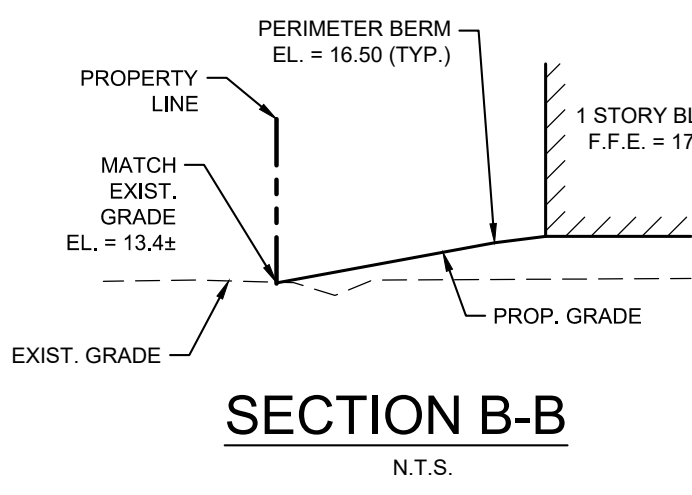
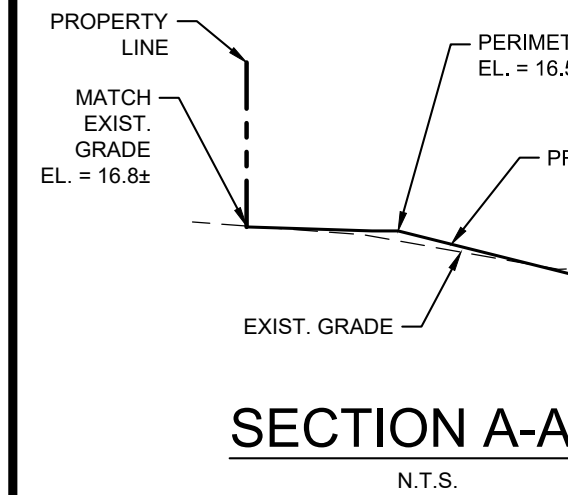
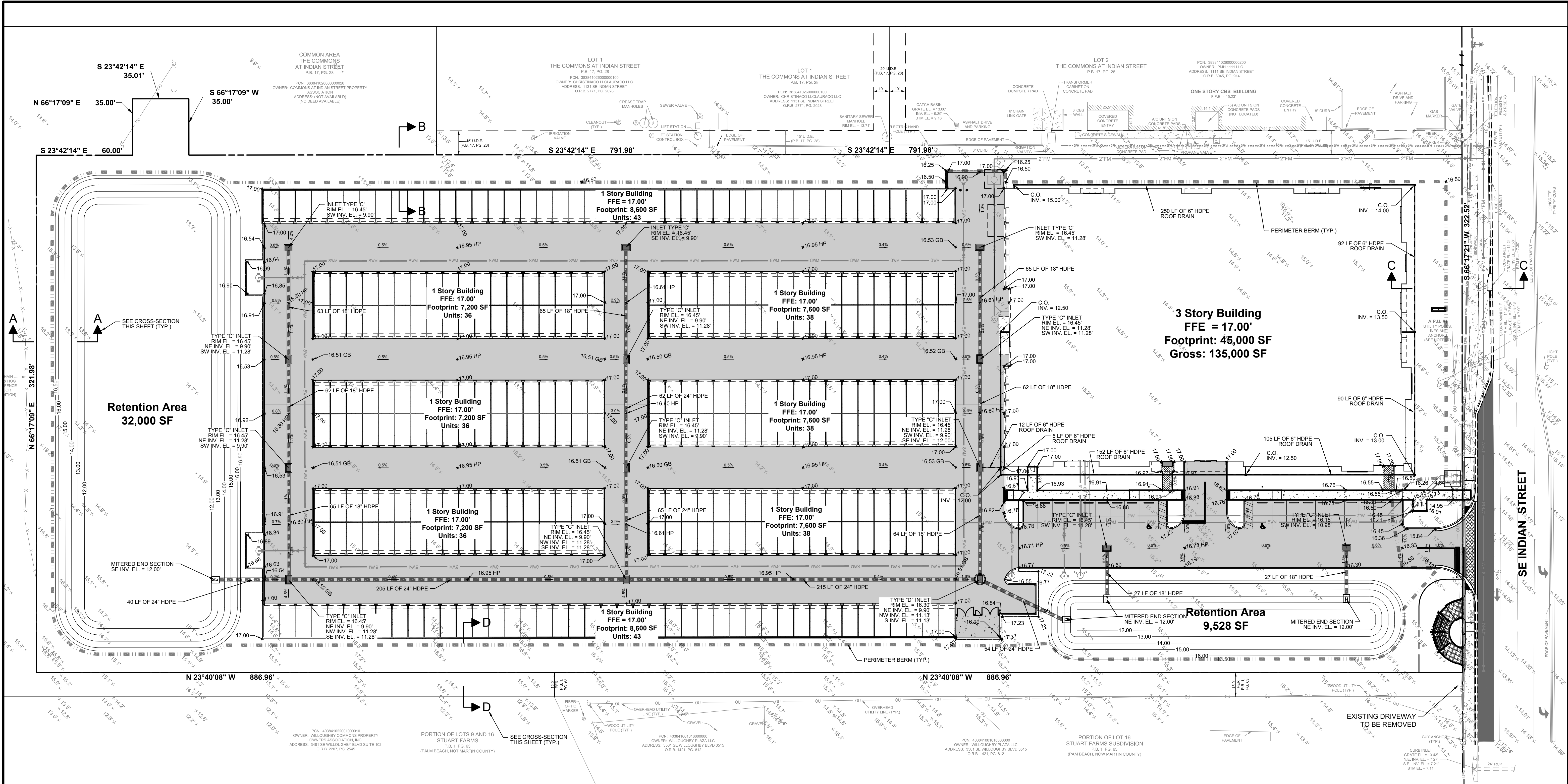
FILE No. 010823-01-001-C004-EC1

C04

SHEET







LEGEND
(EXISTING)

- 12" WM = WATER MAIN
- 8" SS = SANITARY SEWER
- 12" D = DRAINAGE STRUCTURE
- 12" DP = DRAINAGE PIPE
- 12" W/SV = WATER / SEWER VALVE
- 17.50' = SPOT ELEVATION

(PROPOSED)

- = PROPERTY LINE
- = WATER MAIN
- = FIRE LINE
- = SANITARY SEWER
- = FIRE HYDRANT
- = WATER VALVE
- = SANITARY MANHOLE
- = DRAINAGE STRUCTURE
- X 15.25 = SPOT ELEVATION
- [Pattern] = CONCRETE SIDEWALK
- [Pattern] = STANDARD DUTY ASPHALT PAVEMENT
- [Pattern] = OFF-SITE ASPHALT PAVEMENT
- [Pattern] = HEAVY DUTY CONCRETE
- [Pattern] = STORM PIPE
- [Pattern] = PERIMETER BERM

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NOTE:
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Bowman Consulting Group, Ltd., Inc.
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**BEE SAFE STORAGE AND
WINE CELLAR
PAVING AND GRADING PLAN**

FLORIDA
MARTIN COUNTY

PROJECT NO
010823-01-001

Digitally signed
by Michael
Uzhazie
Date: 2023.02.22
15:38:20 -05'00'

MICHAEL UZHAZIE, P.E.
FL LICENSE NO. 88667

PLAN STATUS

DATE	DESCRIPTION
MCU DESIGN	RO DRAWN
GMB CHKD	

SCALE:

JOB No. 010823-01-001

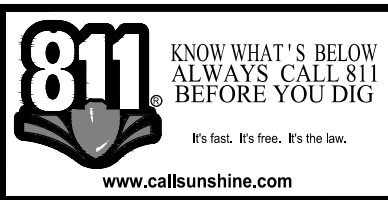
DATE FEBRUARY 2022

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C08

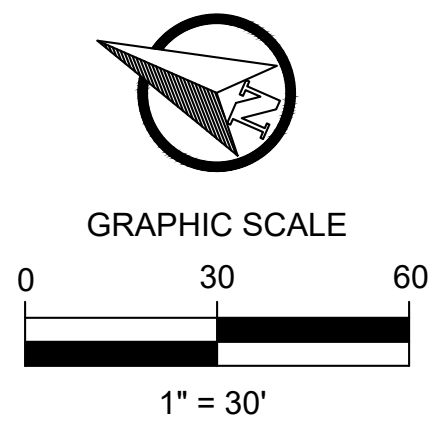
SHEET





NOTE:

ALL ELEVATIONS SHOWN ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD).
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PROFESSIONAL SURVEYORS AND MAPPERS, CERTIFICATE NO. LB. 8030
BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NO. 30462

SHEET CH

Memorandum

To: Michael Uhazie, PE
Project Manager / Bowman Consulting

From: Andrew Petersen, PE

Andrew J. Petersen, P.E.
State of Florida, License # 75493

Date: 07/20/2021

07/22/2021

Re: Bee Safe Storage & Wine Cellar @ SE Indian St. Stuart, FL – Turn Lane Warrant Analysis

Digitally signed by Andrew Petersen
Reason: This item has been digitally signed & sealed by Andrew J. Petersen, P.E. on the date indicated here. Printed copies of this document are not considered signed & sealed and the signature must be verified on any electronic copies.
Contact Info:
apetersen@bowmanconsulting.com
Date: 2021.07.22 22:52:40-04'00'

Bowman Consulting Group (Bowman) has been retained to perform a Traffic Impact Memorandum for the proposed Bee Safe Storage & Wine Cellar to be located at 1137 SE Indian St. Stuart, Florida, see **Attachment A**. The purpose for this memorandum is to provide a summary of the anticipated trip generation and trip distribution, and to conduct a turn lane warrant analysis for the proposed Bee Safe Storage.

The scope of the Traffic Impact Assessment was coordinated with Martin County Traffic Review Staff, see **Attachment B**. This scope was also coordinated and the City of Stuart Traffic Review Staff (Captec Engineering, Inc.) via conference call.

Proposed Development

The applicant is proposing to develop the site with a 135,000 square feet Warehouse, and an additional 61,600 square feet of storage building. The Site is proposed to be developed on SE Indian St, northeast of the intersection with SE Willoughby Blvd. **Figure 1** depicts the location of the proposed development.



Figure 1 Location of site

Access to the site is proposed to be provided by one right-in/right-out driveway along SE Indian St, as depicted in **Figure 1**.

Roadway system

SE Indian St.: within the identified study area SE Indian St. is a four-lane divided urban major arterial according to the Florida Department of Transportation, Martin County Functional Classification Map. SE Indian St has a Northeast-Southwest alignment and a posted speed limit of 45 MPH.

Trip Generation and Distribution

The Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition was used to determine the number of trips generated by the land use Warehousing (Land Use 150). **Table 1** outlines the trip generation calculations for the proposed development.

Table 1 Site Trip Generation

Land Use (1)	Size	Weekday			AM			PM		
		In	Out	Total	In	Out	Total	In	Out	Total
LU 150 Warehousing	196,600	178	179	357	38	11	49	13	38	51

(1) Institute of Transportation Engineers Trip Generation (ITE), 10th Edition

Based on **Table 1**, the proposed development is expected to generate a total of 49 trips (38 entering and 11 exiting) during the morning peak hour and 51 trips during (13 entering and 38 exiting) the evening peak hour.

The anticipated trip distribution for the proposed site was developed based on review of the 2019 Traffic Volume information extracted from the Martin County *2019 Roadway Level of Service Inventory Report*.



Figure 2 Trip Distribution

Martin County *Adopted LOS D*, city of Stuart *Adopted LOS E*. As defined on Chapter 5, Section 5.2 of the Martin County Code of Ordinances, and Element II (*Transportation Element*) Objective 1 Policy 1.4 of the city of Stuart Code of Ordinances.

Table 2 presents the projected impact of the proposed development site trips in the surrounding roadway network according to the Trip Distribution presented in **Figure 2**.

Table 2 Site Trip Distribution

Roadway	Segment	Generalized Service ⁽¹⁾	Generalized Service Capacity ⁽¹⁾	Project Traffic Trip Dist %	Projected Daily Development Trips ^(2,3)	Project Traffic Impact (%)
SE Indian St	From Wiloughby Blvd to US -1	C	2,000	50%	26	1.3%
SE Indian St	From SR-76 to Wiloughby Blvd	C	2,000	29%	15	0.8%
SE Indian St	From US - 1 to SR-5	C	2,000	10%	5	0.3%
Wiloughby Blvd	North of SE Indian St.	C	2,000	11%	6	0.3%
Wiloughby Blvd	South of SE Indian St.	C	2,000	10%	5	0.3%
US-1	North of SE Indian St.	C	3,020	22%	11	0.4%
US-1	South of SE Indian St.	C	3,020	18%	9	0.3%

(1) Generalized LOS Capacity and 2019 Peak Hour Directional Volume extracted from Martin County 2019 Roadway Level of Service Inventory Report

(2) Projected Daily Development Trips were calculated using LU 150 from the ITE Trip Generation Manual. The assumed trip distribution along the roadways based on the projected site trip distribution pattern.

(3) Trip Generation Rates calculated for the PM Peak Hour

Based on **Table 2** and considering the evening peak hour was determined to be the peak hour of the proposed development, the development is not expected to significantly impact the surrounding roadway network. The proposed trips would fit in the existing traffic conditions without disrupting the current level of service. Justifying that the proposed traffic created by the proposed development should be considered acceptable without the need for any additional improvements.

Capacity Analysis

The intersection of SE Indian St & the Warehouse Driveway was analyzed for the Build Out Conditions following the Highway Capacity Manual (HCM 6th edition) methodologies using the computer software package Synchro 10. The analysis uses capacity, Level of Service, and control delay as the criteria for the performance of the intersection.

Per the city of Stuart request, the Build Out year was revised to be two years after the anticipated construction/issuance of certificate of occupancy year (2022), therefore for the purposes of this memorandum, 2024 is considered the Build Out year.

Capacity Analyses were conducted for the Build conditions (year 2024). The primary purpose for this approach was to evaluate the results in order to identify the impact of the proposed development. The capacity results are included in **Appendix C**.

The intersection is expected to operate at LOS A under No Build and Build conditions. No increases in delays are expected on the eastbound and westbound approaches with the inclusion of the proposed development. A 11.9-second delay is expected on the southbound approach (site driveway) for the morning peak hour and a 17-second delay is anticipated for the evening peak hour. Therefore, under Build

conditions, the site driveway is expected to operate at acceptable LOS C or better during the morning and evening peak hours.

The 95th queue results for the morning and evening peak hour show the queue lengths are not expected to exceed the available storage of the driveway under Build conditions.

Turn Lane Warrant Analysis

The forecasted right turn volumes at the site driveways were evaluated to determine the need for the installation of auxiliary right turn lanes to access the proposed site. The analyses were completed per the criteria set forth in the Driveway Information Guide (Chapter 7) published by the Florida Department of Transportation.

The proposed site driveway is projected to generate the following number of right turns:

- AM Peak Hour – 38
- PM Peak Hour – 13

Table 3 outlines the criteria required to meet the installation of an auxiliary right turning lane.

Table 3 Right Turn Lane Warrant Criteria Results at Proposed Site Driveways

Criteria ⁽¹⁾	Driveway 1
	Criteria Met?
45 MPH or Less - more than 80 -125 turns per hour ⁽²⁾ .	No
Over 45 MPH More than 35-55 right turns per hour ⁽²⁾ .	N/A
⁽¹⁾ FDOT Driveway Information Guide ⁽²⁾ The lower threshold of 80 right turn vehicles per hour would be most used for higher volume (greater than 600 vehicles per hour, per lane in one direction on the major roadway) or two-lane roads where lateral movement is restricted. The 125 right turn vehicles per hour upper threshold would be most appropriate on lower volume roadways, multilane highways, or driveways with a large entry radius (50 feet or greater).	

As shown in **Table 3**, the proposed site driveway 1 does not meet the conditions for a right turn lane along SE Indian St.

Table 4 presents the additional criteria provided by the FDOT Driveway information guide for the installation of a right turn lanes.

Table 4 Right Turn Lane Warrant Criteria Results at Proposed Site Driveways

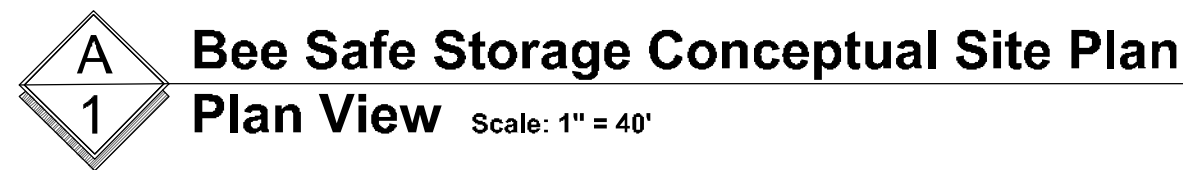
Criteria ⁽¹⁾	Driveway 1
	Criteria Met?
Facilities having a high volume of buses, trucks or trailers (2 or 3 per hour).	No
Poor internal design of a driveway facility causing potential backups in the through lanes.	No
Heavier than normal peak flows on the main roadway.	No
Very high operating speeds (such as 55 MPH or above) and in rural areas where turns are not expected by through drivers.	No
Highways with curves or hills where sight distance is impacted.	No
Gated entrances.	Yes
Crash experience, especially Rear-End Collisions.	No
Intersections or driveways just after signalized intersections where acceleration or driver expectancy would make a separate right turn lane desirable, (this would also be the case downstream soon after a dual left turn lane onto a four-lane road)	No
Severe skewed angle of intersection requiring right turn vehicle to stop greatly.	No
⁽¹⁾ FDOT Driveway Information Guide	

The criteria for gated entrances is met. However, considering the expected number of trips of this development, the queue length at the southbound approach of the intersection of site driveway and SE Indian St., and considering no additional criteria is met, the installation of a right turn lane is not warranted at this location.

Summary of findings and Conclusions

- The proposed development is expected to generate a total of 49 trips (38 entering and 11 exiting) during the morning peak hour and 51 trips during (13 entering and 38 exiting) the evening peak hour.
- It is anticipated that 50% of the site trips travel to/from West of SE Indian St.; of these, 29% are expected to/from SE Indian St., 11% are expected from/to north of SE Willoughby Blvd and 10% are expected to travel from/to north of SE Willoughby Blvd. It is anticipated that the remaining 50% of the site trips travel to/from East of SE Indian St.; of these, 10% are expected to/from SE Indian St., 22% are expected from/to north of U.S. Rte. 1 and 18% are expected to travel from/to south of U.S. Rte. 1.
- The proposed site driveway is projected to generate the following number of right turns:
 - AM Peak Hour – 38
 - PM Peak Hour – 13
- Based on the roadway impact evaluation, the proposed development is not expected to significantly impact the surrounding roadway network.
- The results of the turn lane warrant analysis are as follows:
 - The intersection is expected to operate at LOS A under No Build and Build conditions. The eastbound and westbound approach are not expected to be impact by the inclusion of the proposed development. The southbound approach is expected to operate at an acceptable LOS C or better.
 - The 95th queue results for the morning and evening peak hour show the queue lengths are not expected to exceed the available storage of the driveway under Build conditions.
- The results of the turn lane warrant analysis are as follows:
 - The proposed site driveway does not meet the conditions set by the FDOT Driveway Information Guide, not warranting a right turn lane along SE Indian St.
 - Based on the additional criteria set by the FDOT Driveway Information Guide, the criteria for gated entrances is met. However, considering the expected number of trips of this development, the queue length at the southbound approach of the intersection of site driveway and SE Indian St., and considering no additional criteria is met, the installation of a right turn lane is not warranted at this location.

Appendix A



Indian Street Storage

Indian Street, Stuart, Florida

Conceptual Site Plan



Total Site Area:	287,060 sf	6.59 ac
Total Building Area:	151,600 sf	3.48 ac
Building Footprint:	106,600 sf	2.45 ac
Vehicular Use Area:	79,605 sf	1.83 ac

Impervious Max. Allowed: 65% 4.28 ac
Impervious Area Provided: 186,205 sf 65% 4.28 ac

Open Space Required:	25%	1.65 ac
Open Space Provided: 99,339 sf	35%	2.30 ac

Community Area: 1,516 sf 1% of Gross Floor Area

Total Units: 908 Units

Parking Requirements

Parking Required:	21 Spaces
1 space per employee plus 1 space per 50 storage units	
Parking Provided:	21 Spaces

Appendix B

From: Lukas Lambert <llambert@martin.fl.us>
Sent: Tuesday, February 16, 2021 2:50 PM
To: Daniela Jurado
Cc: Lisa Wichser; Damian Bono
Subject: [EXTERNAL] RE: Warehouse Stuart, FL-Traffic Impact Assessment Scope

Good afternoon Daniela,

The proposed development is within the municipal boundaries of the City of Stuart, and will need to be submitted for their review. <https://cityofstuart.us/264/Planning-Zoning-Department>

City of Stuart Development Web Map

<https://stuartfl.maps.arcgis.com/apps/webappviewer/index.html?id=0af302238bf542deaeb499ca6efcb2e>

Martin County would review and issue a right-of-way use permit should any access changes be proposed.

Luke Lambert
Traffic Engineering Manager
Public Works Department
[Martin County Board of County Commissioners](#)
772-221-2300

From: Daniela Jurado <djurado@bowmanconsulting.com>
Sent: Tuesday, February 16, 2021 2:28 PM
To: Damian Bono <dbono@martin.fl.us>
Cc: Andrew Petersen <apetersen@bowmanconsulting.com>
Subject: Warehouse Stuart, FL-Traffic Impact Assessment Scope

**Think Before You Click: This Email Originated
Outside of your organization.**

Good afternoon Mr. Bono,

My is Daniela Jurado I am an engineer working with Bowman Consulting. I am sending this email to discuss the scope of the traffic study for a proposed project near the intersection of SE Indian Street and SE Willoughby Road in the city of Stuart, Martin County.

The development in question is a proposed Warehouse with a 135,000 SF 3 story Main Building (45,000 SF per floor) and 62,400 SF of additional storage space outside the main building. Therefore based on the ITE the expected number of trips is 357 daily trips, 49 during the morning peak and 56 during the evening peak hour.

Our proposed scope is as follows:

1. Trip generation calculations for the proposed development utilizing the ITE *Trip Generation Manual, 10th Edition*

2. Traffic assignment (trip distribution) for the proposed development
3. Turn lane warrant analysis.

I have attached the proposed scope to this email. Would this be an acceptable approach for the County?

Please let me know if you have any questions, or would like to discuss these items further.

Thank you in advance,

DANIELA JURADO

Engineer I | **BOWMAN**

4450 W Eau Gallie Boulevard, Suite 144, Melbourne, FL 32934

O: (321) 255-5434 | D: (321) 270-8977 | M: (786) 370-2762

djurado@bowmanconsulting.com | bowmanconsulting.com



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TRAFFIC IMPACT STUDY WAREHOUSING, STUART FL SCOPING/METHODOLOGY STATEMENT

Scoping Meeting Date: Electronic Coordination

Applicant's Consultant: Bowman Consulting Group

Applicant's Contact information: Andrew J Petersen (321 -270 - 8983 / apetersen@bowmanconsulting.com)
Daniela Jurado (321 -270 - 8977 / djurado@bowmanconsulting.com)

(1) LOCATION OF PROPOSED PROJECT: **See Figure 1**

Municipality: City of Stuart, FL

Roadway SE Indian Street

(2) DESCRIPTION OF PROPOSED PROJECT:

The proposed project consists on the development of a currently abandoned parcel located on the Northwest side of SE Indian St, northeast of the intersection with SE Willoughby Blvd, in the city of Stuart, Florida. The proposed development comprises a 135,000 square feet warehouse and 32,400 SF of additional storage building. Access to the development will be provided by one Right-in/Right-out driveway along SE Indian Street.

Trip generation rates were extracted from the Institute of Transportation Engineers 10th Edition. The trip generation is presented in **Table 1**. The proposed Trip Distribution is presented in **Figure 2**.

(3) PURPOSE OF THE ASSESSMENT:

The purpose for the study is to determine the number of trips generated by the proposed site; to evaluate the need of turn lanes into the site.

Turn lane warrant analyses will be completed at the proposed driveway access points along SE Indian Street. The results of the study will be summarized in a report document with graphics and back up data.

(4) DEVELOPMENT SCHEDULE:

Anticipated Opening Date: 2022

Analysis Date: 2022

(5) STUDY INTERSECTIONS (See Figure 2):

-SE Indian Street and Site Driveway 1 (Right-in/Right-out driveway)

(6) STUDY AREA TYPE: Urban: x Rural:

(7) ANALYSIS PERIODS AND TIMES:

AM Peak hour	7:00 AM - 09:00 AM
PM Peak hour	4:00 PM - 06:00 PM

(8) TRAFFIC ADJUSTMENT FACTORS:

(a) Seasonal Adjustment: N/A

(b) Annual Base Traffic Growth: N/A Source: N/A

(9) OTHER PROJECTS WITHIN STUDY AREA TO BE ADDED TO BASE TRAFFIC:

No

(10) APPROVAL OF DATA COLLECTION ELEMENTS AND METHODOLOGIES:

<u>Proposed Location</u>	<u>Period (Avg Day)</u>	<u>Type</u>
- SE Indian St, NE of int w/ Willoughby Blvd	AM/PM	Turning Movement Counts

(11) CAPACITY/LOS ANALYSIS

<u>Location</u>	<u>Period (Avg Day)</u>	<u>Type</u>
N/A		

(12) ROADWAY IMPROVEMENTS/MODIFICATIONS BY OTHERS TO BE INCLUDED:

TBD

(13) OTHER NEEDED ANALYSES:

(a) Signal Warrant Analysis:
No

(b) Required Signal Phasing/Timing Modifications:
N/A

(c) Analysis of the Need for Turning Lanes:
-SE Indian Street and Site Driveway 1 (Right-in/Right-out driveway)

(d) Turning Lane Lengths:
N/A

(e) Queuing Analysis:
N/A

(14) ADDITIONAL COMMENTS OR RECOMMENDATIONS RELATIVE TO THE SCOPE OF THIS PROJECT:

TRAFFIC IMPACT STUDY **SCOPING/METHODOLOGY STATEMENT**

FIGURE 1



TABLE 1

Land Use (1)	Size	Weekday			AM			PM		
		In	Out	Total	In	Out	Total	In	Out	Total
LU 150 Warehousing	197,400	178	179	357	38	11	49	18	38	56

(1) Institute of Transportation Engineers Trip Generation (ITE), 10th Edition

(2) Pass-by Rates of 76% for LU-960 were extracted from the ITE Trip Generation Errata.

Martin County 2019 Roadway Level of Service Inventory Report

Road Name	From	To	Type	Generalized Service Capacity	2019 Average Annual Daily Traffic	2019 Peak Hour Directional Volume	2019 Generalized LOS	Avg. Annual Growth Rate
Baker Rd	SR-5	CR-723	Class II: 2-Ln Undivided	750	5,349	243	C	1.8%
Berry Ave	Golden Bear Wy	CR-714	Class II: 2-Ln Undivided	750	3,487	177	C	1.3%
Berry Ave	CR-714	Sunset Tr	Class II: 2-Ln Undivided	750	1,809	97	C	0.5%
Britt Rd	Pine Lake Dr	SR-5	Class II: 2-Ln Undivided	750	4,565	212	C	0.6%
Citrus Blvd.	CR-714 (Martin Hwy)	Port St. Lucie Blvd.	Transitional 2-Ln Uninter /Undivided Flow	1200	5,391	469	C	7.0%
Commerce Ave	Salerno Rd	Monroe St	Class II: 2-Ln Undivided	750	6,156	393	D	3.1%
Commerce Ave	Monroe St	Indian St	Class II: 2-Ln Undivided	750	6,704	366	C	0.7%
Country Club Dr	Palm Beach County	Island Way	Class II: 2-Ln Undivided	750	2,827	134	C	0.5%
Country Club Dr	Island Way	Little Club Dr	Class II: 2-Ln Undivided	750	3,512	159	C	1.9%
County Line Rd	Little Club Dr	SR-5	Class II: 2-Ln Undivided	750	2,703	124	C	2.9%
Cove Rd	SR-76	Willoughby Blvd	Class I: 2-Ln Undivided	880	13,855	749	C	1.5%
Cove Rd	Willoughby Blvd	SR-5	Class I: 2-Ln Undivided	880	15,446	699	C	0.9%
Cove Rd	SR-5	CR-A1A	Class II: 2-Ln Undivided	750	13,161	586	D	2.5%
Cove Rd	CR-A1A	End	2-Ln Undivided Non-State	675	5,739	322	C	1.7%
CR-609 (Allapattah Rd)	SR-710	CR-714	Uninterrupted Rural Hwy: 2-Ln Undivided	740	1,892	109	A/B	3.5%
CR-609 (Allapattah Rd)	CR-714	St Lucie County	Uninterrupted Rural Hwy: 2-Ln Undivided	740	1,786	88	A/B	2.9%
CR-707 (Beach Rd)	Palm Beach County	CR-708	2-Ln Undivided Non-State	675	1,782	116	C	1.4%
CR-707 (Dixie Hwy)	CR-723/CR-707	CR-707 (Indian River Dr)	Class II: 2-Ln Undivided	750	5,383	235	C	0.8%
CR-707 (Indian River Dr)	CR-707 (Dixie Hwy)	CR-707A (Jensen Beach Blvd.)	2-Ln Undivided Non-State	675	10,521	601	D	0.5%
CR-707 (Indian River Dr)	CR-707A	SR-732	Class II: 2-Ln Undivided	750	6,007	336	C	8.0%
CR-707 (Indian River Dr)	SR-732	St. Lucie County	2-Ln Undivided Non-State	675	6,615	351	D	8.0%

Segments with shaded LOS require additional analysis.
The peaks are: CR-A1A (PM/SB) and Murphy Rd (PM/NB).

Martin County 2019 Roadway Level of Service Inventory Report

Road Name	From	To	Type	Generalized Service Capacity	2019 Average Annual Daily Traffic	2019 Peak Hour Directional Volume	2019 Generalized LOS	Avg. Annual Growth Rate
CR-707A (Jensen Beach Blvd)	CR-723	Skyline Dr	Class II: 4-Ln Divided	1630	23,279	1,175	D	4.5%
CR-707A (Jensen Beach Blvd)	Skyline Dr	Pineapple Way	Class II: 4-Ln Divided	1630	19,680	962	D	0.5%
CR-707A (Jensen Beach Blvd)	Pineapple Wy	CR-707	2-Ln Undivided Non-State	675	8,920	448	D	0.5%
CR-708 (Bridge Rd)	SR-76	CR-711	Uninterrupted Rural Hwy: 2-Ln Undivided	740	932	67	A/B	6.7%
CR-708 (Bridge Rd)	CR-711	I-95	Uninterrupted Rural Hwy: 2-Ln Undivided	740	3,899	246	C	8.0%
CR-708 (Bridge Rd)	I-95	Powerline Ave	Transitional 2-Ln Uninter /Undivided Flow	1200	9,172	540	C	4.9%
CR-708 (Bridge Rd)	Powerline Ave	SR-5	Class I: 2-Ln Undivided	880	10,577	588	C	4.2%
CR-708 (Bridge Rd)	SR-5	CR-A1A	2-Ln Undivided Non-State	675	9,373	570	D	0.7%
CR-708 (Bridge Rd)	CR-A1A	Gomez Ave	2-Ln Undivided Non-State	675	8,053	419	D	0.5%
CR-708 (Bridge Rd)	Gomez Ave	CR-707	Class II: 2-Ln Undivided	750	4,739	319	C	1.2%
CR-711 (Pratt Whitney Rd)	Palm Beach County	CR-708	Uninterrupted Rural Hwy: 2-Ln Undivided	740	3,278	294	C	5.5%
CR-711 (Pratt Whitney Rd)	CR-708	South Fork High School	Class I: Transitional 2-Ln Undivided	800	4,582	314	C	2.2%
CR-711 (Pratt Whitney Rd)	South Fork High School	SR-76	Class I: Transitional 2-Ln Undivided	800	6,071	290	C	4.9%
CR-713 (High Meadow Ave)	I-95	CR-714	2-Ln Uninter /Undivided Flow	1190	13,157	1,008	D	1.1%
CR-713 (High Meadow Ave)	CR-714	SR-714	Class I: 2-Ln Undivided	880	10,885	634	C	4.2%
CR-713 (High Meadow Ave)	SR-714	Murphy Rd	2-Ln Uninter /Undivided Flow	1190	12,431	577	C	2.8%
CR-714 (Martin Hwy)	SR-710	Fox Brown Rd	Uninterrupted Rural Hwy: 2-Ln Undivided	740	3,413	202	A/B	7.9%
CR-714 (Martin Hwy)	Fox Brown Rd	CR-609	Uninterrupted Rural Hwy: 2-Ln Undivided	740	3,679	194	A/B	7.4%
CR-714 (Martin Hwy)	CR-609	I-95	Uninterrupted Rural Hwy: 2-Ln Undivided	740	5,747	261	C	6.2%
CR-714 (Martin Hwy)	Florida's Turnpike	CR-713	Class I: 4-Ln Divided	2000	20,783	1,504	C	0.5%
CR-714 (Martin Hwy)	CR-713	Mapp Rd	Class I: 4-Ln Divided	2000	22,656	1,223	C	5.6%

Segments with shaded LOS require additional analysis.
The peaks are: CR-A1A (PM/SB) and Murphy Rd (PM/NB).

Martin County 2019 Roadway Level of Service Inventory Report

Road Name	From	To	Type	Generalized Service Capacity	2019 Average Annual Daily Traffic	2019 Peak Hour Directional Volume	2019 Generalized LOS	Avg. Annual Growth Rate
CR-714 (Veteran's Memorial Bridge)	Mapp Rd	SR-76	Class I: 4-Ln Divided	2000	23,957	1,622	C	6.1%
CR-723 (Savanna Rd)	CR-707	NE 24th St	Class I: 2-Ln Undivided	880	9,135	384	C	0.5%
CR-723 (Savanna Rd)	NE 24th St	CR-707A (Jensen Beach Blvd.)	Class I: 2-Ln Undivided	880	9,631	471	C	1.0%
CR-726 (Citrus Blvd)	SR-710	Greenridge Ln	Uninterrupted Rural Hwy: 2-Ln Undivided	740	2,783	126	A/B	0.5%
CR-726 (Citrus Blvd)	Greenridge Ln	CR-76A	Uninterrupted Rural Hwy: 2-Ln Undivided	740	2,488	137	A/B	0.5%
CR-76A (Citrus Blvd.)	CR-726	SR-714	Transitional 2-Ln Uninter /Undivided Flow	1200	4,269	283	A/B	8.0%
CR-76A (SW 96th St)	CR-726	Pennsylvania Ave	Transitional 2-Ln Uninter /Undivided Flow	1200	3,845	195	A/B	8.0%
CR-76A (SW 96th St)	Pennsylvania Ave	SR-76	Class I: Transitional 2-Ln Undivided	800	8,086	492	C	2.5%
CR-A1A (Dixie Hwy)	SR-5	CR-708	Class II: 2-Ln Undivided	750	3,416	192	C	4.7%
CR-A1A (Dixie Hwy)	CR-708	Osprey St	Class I: 2-Ln Undivided	880	7,552	477	C	3.7%
CR-A1A (Dixie Hwy)	Osprey St	Heritage Blvd	2-Ln Uninter /Undivided Flow	1190	6,595	393	A/B	3.1%
CR-A1A (Dixie Hwy)	Heritage Blvd	Cove Rd	2-Ln Uninter /Undivided Flow	1190	7,147	346	A/B	2.9%
CR-A1A (Dixie Hwy)	Cove Rd	Salerno Rd	Class II: 2-Ln Divided	790	12,131	617	D	3.1%
CR-A1A (Dixie Hwy)	Salerno Rd	St. Lucie Blvd	Class II: 2-Ln Undivided	750	17,261	835	F	3.3%
CR-A1A (Dixie Hwy)	St Lucie Blvd	Jefferson St	Class II: 2-Ln Undivided	750	14,108	748	D	2.9%
CR-A1A (Dixie Hwy)	Jefferson St	Indian St	Class II: 4-Ln Divided	1630	18,389	848	D	2.2%
CR-A1A (Dixie Hwy)	Indian St	SR-714	Class I: 4-Ln Divided	2000	17,161	824	C	3.1%
CR-A1A (Dixie Hwy)	SR-714	SE Fifth St	2-Ln Undivided Non-State	675	6,710	346	D	1.6%
Farm Rd	Dr Martin Luther King Jr Dr	Palm Wy	Class II: 2-Ln Undivided	750	2,817	124	C	3.2%
Fox Brown Rd	SR-710	CR-714	Uninterrupted Rural Hwy: 2-Ln Undivided	740	347	16	A/B	0.0%
Goldenrod Rd	Britt Rd	SR-732	Class II: 4-Ln Divided	1630	4,810	278	A/B	0.5%

Segments with shaded LOS require additional analysis.
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Martin County 2019 Roadway Level of Service Inventory Report

Road Name	From	To	Type	Generalized Service Capacity	2019 Average Annual Daily Traffic	2019 Peak Hour Directional Volume	2019 Generalized LOS	Avg. Annual Growth Rate
Goldenrod Rd	SR-732	SR-5	Class II: 2-Ln Undivided	750	6,877	402	D	1.9%
Goldenrod Rd	SR-5	Westmoreland Blvd	Class II: 2-Ln Undivided	750	4,635	295	C	3.0%
Gomez Ave	CR-708	Crossrip St	Class II: 2-Ln Undivided	750	3,732	199	C	1.4%
Gomez Ave	Crossrip St	Osprey St	Class II: 2-Ln Undivided	750	1,065	61	C	0.5%
Green River Parkway	Dixie Hwy	Baker Rd	Class II: 2-Ln Undivided	750	6,833	351	C	3.1%
Green River Parkway	Baker Rd	SR-732	Class I: 2-Ln Undivided	880	8,341	596	C	4.3%
Green River Parkway	SR-732	St. Lucie County	2-Ln Uninter /Undivided Flow	1190	8,667	576	C	1.8%
Horseshoe Point Rd	CR-A1A	Kubin Ave	2-Ln Undivided Non-State	675	5,647	285	C	0.5%
Indian St	SR-76	Willoughby Blvd	Class I: 4-Ln Divided	2000	29,306	1,729	C	4.7%
Indian St	Willoughby Blvd	SR-5	Class I: 4-Ln Divided	2000	27,852	1,236	C	2.8%
Indian St	SR-5	Commerce Ave	Class I: 4-Ln Divided	2000	22,368	995	C	0.5%
Indian St	Commerce Ave	CR-A1A	Class I: 4-Ln Divided	2000	25,515	1,199	C	2.5%
Indian St	CR-A1A	St Lucie Blvd	2-Ln Undivided Non-State	675	7,051	346	D	1.1%
Indian River Dr	Palmer St	CR-707	Class II: 2-Ln Undivided	750	7,509	374	D	3.7%
Island Way	Palm Beach County	Jupiter Road	Transitional 2-Ln Uninter /Undivided Flow	1200	4,493	302	A/B	3.4%
Island Way	Jupiter Road	Country Club Dr	Class II: 2-Ln Undivided	750	4,855	213	C	0.5%
Jack James Rd	SR-76	Blue Water Wy	Class II: 2-Ln Undivided	750	3,132	294	C	0.5%
Lares St	CR-708	CR-A1A	2-Ln Undivided Non-State	675	3,349	235	C	0.6%
Little Club Wy	Country Club Dr	Wooden Bridge Wy	2-Ln Undivided Non-State	675	2,273	103	C	0.5%
Locks Rd	Canal St	SR-76	2-Ln Undivided Non-State	675	3,667	232	C	2.0%
MacArthur Blvd	Saifish Point	SR-A1A	2-Ln Undivided Non-State	675	5,989	368	D	6.8%

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Martin County 2019 Roadway Level of Service Inventory Report

Road Name	From	To	Type	Generalized Service Capacity	2019 Average Annual Daily Traffic	2019 Peak Hour Directional Volume	2019 Generalized LOS	Avg. Annual Growth Rate
Mapp Rd	South End	CR-714	Class II: 2-Ln Undivided	750	5,236	249	C	0.5%
Mapp Rd	CR-714	SR-714	Class II: 2-Ln Undivided	750	11,668	557	D	0.5%
Mapp Rd	SR-714	Matheson Ave	Class II: 2-Ln Undivided	750	5,278	301	C	0.5%
Mapp Rd	Matheson Ave	North End	Class II: 2-Ln Undivided	750	7,320	314	C	0.7%
Market Pl	SR-5	Commerce Ave	Class II: 2-Ln Divided	790	4,589	254	C	0.6%
Matheson Ave	SR-714	Mapp Rd	Class II: 2-Ln Undivided	750	5,845	324	C	0.5%
Monroe St	SR-5	Commerce Ave	Class II: 2-Ln Undivided	750	1,874	161	C	3.0%
Murphy Rd	Mapp Rd	High Meadow Ave	Class II: 2-Ln Undivided	750	6,712	375	D	4.5%
Murphy Rd	High Meadow Ave	St Lucie County	Class II: 2-Ln Undivided	750	9,721	908	F	3.3%
Ocean Blvd	Flagler Ave	Palm Beach Rd	Class II: 2-Ln Divided	790	10,107	565	D	0.5%
Ocean Blvd	Palm Beach Rd	SR-714	4-Ln Divided Non-State	1465	12,415	652	C	0.5%
Osprey St	SR-5	CR-A1A	Class II: 2-Ln Undivided	750	5,203	216	C	2.3%
Osprey St	CR-A1A	Gomez Ave	Class II: 2-Ln Undivided	750	1,926	118	C	0.5%
Palm Beach Rd	SR-714	Ocean Blvd	2-Ln Divided Non-State	710	8,894	426	D	0.5%
Palm City Rd	SR-714	SR-5	Class II: 2-Ln Undivided	750	7,832	419	D	3.8%
Palmer St	CR-707	Indian River Dr	Class II: 2-Ln Undivided	750	3,111	213	C	3.8%
Pineapple Wy	CR-707A(Jensen Beach Blvd.)	SR-732	Class II: 2-Ln Undivided	750	11,820	614	D	3.9%
Pomeroy St	SR-76	Willoughby Blvd	Class II: 2-Ln Divided	790	8,781	479	D	0.5%
Pomeroy St	Willoughby Blvd	SR-5	Class II: 2-Ln Divided	790	8,687	466	D	2.3%
Salerno Rd	SR-76	Willoughby Blvd	Class I: 2-Ln Undivided	880	7,831	429	C	1.5%
Salerno Rd	Willoughby Blvd	SR-5	Class II: 2-Ln Divided	790	9,509	524	D	1.1%

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Salerno Rd	SR-5	Commerce Ave	Class II: 2-Ln Undivided	750	9,794	440	D	8.0%
Salerno Rd	Commerce Ave	CR-A1A	Class II: 2-Ln Undivided	750	7,955	346	C	0.5%
Seabbranch Blvd	Doubletree Dr	SR-5	Class I: 4-Ln Divided	2000	6,693	335	C	0.5%
Sewalls Pt Rd	SR-A1A	Palmer St	2-Ln Undivided Non-State	675	9,496	470	D	3.0%
Skyline Dr	CR-707A	CR-707	2-Ln Undivided Non-State	675	1,634	84	C	0.5%
SR-5 (US-1)	Palm Beach County	CR-A1A	Transitional 4-Ln Uninter /Divided Flow	3110	20,848	1,062	A/B	1.9%
SR-5 (US-1)	CR-A1A	CR-708	Class I: 4-Ln Divided	2000	17,201	1,001	C	3.1%
SR-5 (US-1)	CR-708	Osprey St	Class I: 4-Ln Divided	2000	24,807	1,670	C	2.2%
SR-5 (US-1)	Osprey St	Seabbranch Blvd	Class I: 4-Ln Divided	2000	23,579	1,046	C	0.6%
SR-5 (US-1)	Seabbranch Blvd	Cove Rd	Class I: 6-Ln Divided	3020	30,507	1,426	C	0.5%
SR-5 (US-1)	Cove Rd	Salerno Rd	Class I: 6-Ln Divided	3020	32,412	1,433	C	0.5%
SR-5 (US-1)	Salerno Rd	Monroe St	Class I: 6-Ln Divided	3020	40,491	1,673	C	0.5%
SR-5 (US-1)	Monroe St	Indian St	Class I: 6-Ln Divided	3020	37,491	1,859	C	0.5%
SR-5 (US-1)	Indian St	SR-714	Class I: 6-Ln Divided	3020	45,498	2,267	C	0.5%
SR-5 (US-1)	SR-714	SR-5A	Class I: 6-Ln Divided	3020	37,271	1,822	C	0.5%
SR-5 (US-1)	SR-5A(Cut-off Rd)	SR-76	Class I: 6-Ln Divided	3020	32,616	1,625	C	0.5%
SR-5 (US-1)	SR-76	Palm City Rd	Class II: 6-Ln Divided	2520	47,483	1,986	D	0.5%
SR-5 (US-1)	Palm City Rd	Joan Jefferson Wy	Class II: 6-Ln Divided	2520	54,897	2,473	D	0.5%
SR-5 (US-1)	Joan Jefferson Wy	Wright Blvd	Class I: 6-Ln Divided	3020	59,873	2,874	C	0.5%
SR-5 (US-1)	Wright Blvd	Baker Rd	Class I: 6-Ln Divided	3020	52,644	2,491	C	0.5%
SR-5 (US-1)	Baker Rd	Britt Rd	Class I: 6-Ln Divided	3020	51,826	2,481	C	0.5%

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SR-5 (US-1)	Britt Rd	SR-732	Class I: 7-Ln Divided	3530	55,878	2,898	C	0.8%
SR-5 (US-1)	SR-732	Westmoreland Blvd	Class I: 8-Ln Divided	4040	64,147	3,522	C	0.5%
SR-5 (US-1)	Westmoreland Blvd	St Lucie County	Class I: 8-Ln Divided	4040	60,343	2,721	C	0.5%
SR-710 (Warfield Blvd)	Okeechobee County	Fox Brown Rd	Uninterrupted Rural Hwy: 2-Ln Undivided	670	6,348	257	C	4.8%
SR-710 (Warfield Blvd)	Fox Brown Rd	CR-609 (Allapattah)	2-Ln Uninter /Undivided Flow	840	7,419	310	A/B	3.0%
SR-710 (Warfield Blvd)	CR-609 (Allapattah)	Van Buren	Class I: 2-Ln Undivided	870	12,335	694	C	4.0%
SR-710 (Warfield Blvd)	Van Buren	CR-726 (Citrus)	Class II: 4-Ln Divided	1710	12,335	694	A/B	4.0%
SR-710 (Warfield Blvd)	CR-726	SR-76 (Kanner)	Transitional 4-Ln Uninter /Divided Flow	2450	11,001	431	A/B	3.4%
SR-710 (Warfield Blvd)	SR-76	Palm Beach County	Transitional 4-Ln Uninter /Divided Flow	2450	6,959	258	A/B	1.4%
SR-714 (Martin Hwy)	I-95	CR-76A (Citrus)	Transitional 2-Ln Uninter /Undivided Flow	1200	13,786	735	C	5.1%
SR-714 (Martin Hwy)	CR-76A (Citrus)	Florida's Turnpike	Class I: 4-Ln Divided	2000	21,291	1,136	C	4.9%
SR-714 (Martin Downs Blvd)	Florida's Turnpike	CR-713	Class I: 4-Ln Divided	2000	20,695	1,038	C	1.7%
SR-714 (Martin Downs Blvd)	CR-713	Matheson Ave	Class I: 4-Ln Divided	2000	27,291	1,267	C	0.5%
SR-714 (Martin Downs Blvd)	Matheson Ave	Mapp Rd	Class I: 4-Ln Divided	2000	32,789	1,738	C	0.5%
SR-714 (Palm City Bridge)	Mapp Rd	SR-76	Class I: 4-Ln Divided	2000	34,751	1,989	D	0.5%
SR-714 (Monterey Rd)	SR-76	Willoughby Blvd	Class I: 4-Ln Divided	2000	22,465	1,274	C	0.5%
SR-714 (Monterey Rd)	Willoughby Blvd	Monterey Extension	Class I: 4-Ln Divided	2000	24,716	1,186	C	0.6%
SR-714 (Monterey Rd)	Monterey Extension	SR-5	Class I: 4-Ln Divided	2000	18,136	926	C	0.8%
SR-714 (Monterey Rd)	SR-5	CR-A1A	Class II: 4-Ln Divided	1630	21,333	1,099	D	0.5%
SR-714 (Monterey Rd)	CR-A1A	SR-A1A	Class I: 4-Ln Divided	1910	19,430	1,031	C	1.1%
SR-732 (Causeway Blvd)	CR-707	SR-A1A	2-Ln Uninter /Undivided Flow	1190	12,645	786	C	0.5%

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Road Name	From	To	Type	Generalized Service Capacity	2019 Average Annual Daily Traffic	2019 Peak Hour Directional Volume	2019 Generalized LOS	Avg. Annual Growth Rate
SR-732 (Jensen Beach Blvd)	SR-5	Green River Pkwy	Class I: 4-Ln Divided	2000	25,949	1,349	C	0.5%
SR-732 (Jensen Beach Blvd)	Green River Pkwy	CR-723	Class I: 4-Ln Divided	2000	23,804	1,154	C	0.5%
SR-76 (Kanner Hwy)	SR-15	SR-710	Uninterrupted Rural Hwy: 2-Ln Undivided	740	2,134	111	A/B	6.1%
SR-76 (Kanner Hwy)	SR-710	CR-708	Uninterrupted Rural Hwy: 2-Ln Undivided	740	3,412	151	A/B	0.9%
SR-76 (Kanner Hwy)	CR-708	CR-711/CR-76A	Transitional 2-Ln Uninter /Undivided Flow	1200	2,889	168	A/B	0.5%
SR-76 (Kanner Hwy)	CR-711/CR76A	Locks Rd	Class I: 4-Ln Divided	2000	13,401	831	C	1.7%
SR-76 (Kanner Hwy)	Locks Rd	Jack James	Class I: 4-Ln Divided	2000	19,231	920	C	0.5%
SR-76 (Kanner Hwy)	Jack James	Cove Rd	Class I: 6-Ln Divided	3020	43,880	2,372	C	0.6%
SR-76 (Kanner Hwy)	Cove Rd	Salerno Rd	Class I: 6-Ln Divided	3020	34,493	1,495	C	1.0%
SR-76 (Kanner Hwy)	Salerno Rd	Indian St	Class I: 6-Ln Divided	3020	30,912	1,293	C	2.6%
SR-76 (Kanner Hwy)	Indian St	SR-714	Class I: 6-Ln Divided	3020	21,116	993	C	0.5%
SR-76 (Kanner Hwy)	SR-714	SR-5	Class I: 6-Ln Divided	3020	25,158	1,006	C	0.5%
SR-A1A (Ocean Blvd)	SR-714	St Lucie Blvd	Class II: 4-Ln Divided	1630	19,437	1,081	D	0.6%
SR-A1A (Ocean Blvd)	St Lucie Blvd	Sewalls Point Rd	Class I: 4-Ln Divided	2000	23,060	1,127	C	1.0%
SR-A1A (Ocean Blvd)	Sewalls Point Rd	Macarthur Blvd	Class I: 2-Ln Divided	925	13,597	845	C	0.5%
SR-A1A (Ocean Blvd)	MacArthur Blvd	SR-732	2-Ln Uninter /Undivided Flow	1190	8,532	407	A/B	3.1%
SR-A1A (Ocean Blvd)	SR-732	St Lucie County	2-Ln Uninter /Undivided Flow	1190	14,752	870	D	1.8%
St Lucie Blvd	CR-A1A	Indian St	2-Ln Undivided Non-State	675	3,305	172	C	0.5%
St Lucie Blvd	Indian St	SR-A1A	2-Ln Undivided Non-State	675	7,524	429	D	3.3%
Westmoreland Blvd	St Lucie County	SR-5	Class II: 2-Ln Divided	790	12,271	601	D	1.0%
Willoughby Blvd	Cove Rd	Salerno Rd	Class I: 2-Ln Undivided	880	4,332	214	C	8.0%

Segments with shaded LOS require additional analysis.
The peaks are: CR-A1A (PM/SB) and Murphy Rd (PM/NB).

Martin County 2019 Roadway Level of Service Inventory Report

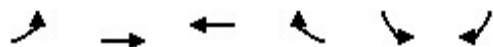
Road Name	From	To	Type	Generalized Service Capacity	2019 Average Annual Daily Traffic	2019 Peak Hour Directional Volume	2019 Generalized LOS	Avg. Annual Growth Rate
Willoughby Blvd	Salerno Rd	Pomeroy St	Class I: 2-Ln Undivided	880	9,007	544	C	5.4%
Willoughby Blvd	Pomeroy St	Indian St	Class I: 4-Ln Divided	2000	11,709	597	C	8.0%
Willoughby Blvd	Indian St	SR-714	Class I: 4-Ln Divided	2000	11,100	666	C	3.7%
Wright Blvd	SR-5	Dixie Highway	Class II: 2-Ln Undivided	750	10,460	555	D	4.3%

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Appendix C

Lanes, Volumes, Timings
1: SE Indian St & Driveway

NO BUILD 2024-AM
07/20/2021

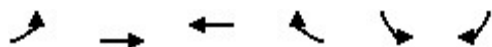


Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑↑	↑↑			↑
Traffic Volume (vph)	0	1409	849	0	0	0
Future Volume (vph)	0	1409	849	0	0	0
Lane Util. Factor	1.00	0.95	0.95	0.95	1.00	1.00
Frt						
Flt Protected						
Satd. Flow (prot)	0	3421	3421	0	0	1863
Flt Permitted						
Satd. Flow (perm)	0	3421	3421	0	0	1863
Adj. Flow (vph)	0	1532	923	0	0	0
Lane Group Flow (vph)	0	1532	923	0	0	0
Sign Control		Free	Free		Stop	
Intersection Summary						
Control Type: Unsignalized						
Intersection Capacity Utilization 42.3%				ICU Level of Service A		
Analysis Period (min) 15						

Intersection						
Int Delay, s/veh	0					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑↑	↑↑			↑
Traffic Vol, veh/h	0	1409	849	0	0	0
Future Vol, veh/h	0	1409	849	0	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	-	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	1532	923	0	0	0
Major/Minor	Major1	Major2	Minor2			
Conflicting Flow All	-	0	-	0	-	462
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	3.32
Pot Cap-1 Maneuver	0	-	-	-	0	547
Stage 1	0	-	-	-	0	-
Stage 2	0	-	-	-	0	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	-	-	-	-	-	547
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Approach	EB	WB		SB		
HCM Control Delay, s	0	0		0		
HCM LOS	A					
Minor Lane/Major Mvmt	EBT	WBT	WBR	SBLn1		
Capacity (veh/h)	-	-	-	-		
HCM Lane V/C Ratio	-	-	-	-		
HCM Control Delay (s)	-	-	-	0		
HCM Lane LOS	-	-	-	A		
HCM 95th %tile Q(veh)	-	-	-	-		

Lanes, Volumes, Timings
1: SE Indian St & Driveway

NO BUILD 2024-PM
07/20/2021

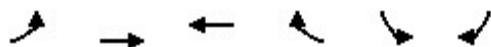


Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑↑	↑↑			↗
Traffic Volume (vph)	0	849	1409	0	0	0
Future Volume (vph)	0	849	1409	0	0	0
Lane Util. Factor	1.00	0.95	0.95	0.95	1.00	1.00
Frt						
Flt Protected						
Satd. Flow (prot)	0	3421	3421	0	0	1863
Flt Permitted						
Satd. Flow (perm)	0	3421	3421	0	0	1863
Adj. Flow (vph)	0	923	1532	0	0	0
Lane Group Flow (vph)	0	923	1532	0	0	0
Sign Control		Free	Free		Stop	
Intersection Summary						
Control Type: Unsignalized						
Intersection Capacity Utilization 42.3%				ICU Level of Service A		
Analysis Period (min) 15						

Intersection						
Int Delay, s/veh	0					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑↑	↑↑			↗
Traffic Vol, veh/h	0	849	1409	0	0	0
Future Vol, veh/h	0	849	1409	0	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	-	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	923	1532	0	0	0
Major/Minor	Major1	Major2	Minor2			
Conflicting Flow All	-	0	-	0	-	766
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	3.32
Pot Cap-1 Maneuver	0	-	-	-	0	345
Stage 1	0	-	-	-	0	-
Stage 2	0	-	-	-	0	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	-	-	-	-	-	345
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Approach	EB	WB		SB		
HCM Control Delay, s	0	0		0		
HCM LOS	A					
Minor Lane/Major Mvmt	EBT	WBT	WBR	SBLn1		
Capacity (veh/h)	-	-	-	-		
HCM Lane V/C Ratio	-	-	-	-		
HCM Control Delay (s)	-	-	-	0		
HCM Lane LOS	-	-	-	A		
HCM 95th %tile Q(veh)	-	-	-	-		

Lanes, Volumes, Timings
1: SE Indian St & Driveway

BUILD 2024-AM
07/20/2021

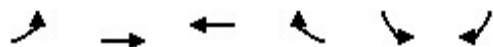


Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑↑	↑↑			↑
Traffic Volume (vph)	0	1414	849	38	0	11
Future Volume (vph)	0	1414	849	38	0	11
Lane Util. Factor	1.00	0.95	0.95	0.95	1.00	1.00
Frt			0.994			0.865
Flt Protected						
Satd. Flow (prot)	0	3421	3401	0	0	1611
Flt Permitted						
Satd. Flow (perm)	0	3421	3401	0	0	1611
Adj. Flow (vph)	0	1537	923	41	0	12
Lane Group Flow (vph)	0	1537	964	0	0	12
Sign Control		Free	Free		Stop	
Intersection Summary						
Control Type: Unsignalized						
Intersection Capacity Utilization 42.4%				ICU Level of Service A		
Analysis Period (min) 15						

Intersection						
Int Delay, s/veh	0.1					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑↑	↑↑			↗
Traffic Vol, veh/h	0	1414	849	38	0	11
Future Vol, veh/h	0	1414	849	38	0	11
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	-	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	1537	923	41	0	12
Major/Minor	Major1	Major2	Minor2			
Conflicting Flow All	-	0	-	0	-	482
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	3.32
Pot Cap-1 Maneuver	0	-	-	-	0	530
Stage 1	0	-	-	-	0	-
Stage 2	0	-	-	-	0	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	-	-	-	-	-	530
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Approach	EB	WB		SB		
HCM Control Delay, s	0	0		11.9		
HCM LOS	B					
Minor Lane/Major Mvmt	EBT	WBT	WBR	SBLn1		
Capacity (veh/h)	-	-	-	530		
HCM Lane V/C Ratio	-	-	-	0.023		
HCM Control Delay (s)	-	-	-	11.9		
HCM Lane LOS	-	-	-	B		
HCM 95th %tile Q(veh)	-	-	-	0.1		

Lanes, Volumes, Timings
1: SE Indian St & Driveway

BUILD 2024-PM
07/20/2021



Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑↑	↑↑			↑
Traffic Volume (vph)	0	868	1409	13	0	38
Future Volume (vph)	0	868	1409	13	0	38
Lane Util. Factor	1.00	0.95	0.95	0.95	1.00	1.00
Frt			0.999			0.865
Flt Protected						
Satd. Flow (prot)	0	3421	3418	0	0	1611
Flt Permitted						
Satd. Flow (perm)	0	3421	3418	0	0	1611
Adj. Flow (vph)	0	943	1532	14	0	41
Lane Group Flow (vph)	0	943	1546	0	0	41
Sign Control		Free	Free		Stop	
Intersection Summary						
Control Type: Unsignalized						
Intersection Capacity Utilization 49.4%				ICU Level of Service A		
Analysis Period (min) 15						

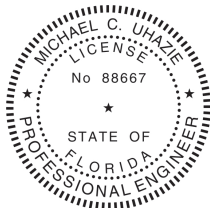
Intersection						
Int Delay, s/veh	0.3					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑↑	↑↑			↗
Traffic Vol, veh/h	0	868	1409	13	0	38
Future Vol, veh/h	0	868	1409	13	0	38
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	-	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	943	1532	14	0	41
Major/Minor	Major1	Major2	Minor2			
Conflicting Flow All	-	0	-	0	-	773
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	3.32
Pot Cap-1 Maneuver	0	-	-	-	0	342
Stage 1	0	-	-	-	0	-
Stage 2	0	-	-	-	0	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	-	-	-	-	-	342
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Approach	EB	WB		SB		
HCM Control Delay, s	0	0		17		
HCM LOS	C					
Minor Lane/Major Mvmt	EBT	WBT	WBR	SBLn1		
Capacity (veh/h)	-	-	-	342		
HCM Lane V/C Ratio	-	-	-	0.121		
HCM Control Delay (s)	-	-	-	17		
HCM Lane LOS	-	-	-	C		
HCM 95th %tile Q(veh)	-	-	-	0.4		

Bee Safe Self Storage Stormwater Report

Date: February 8, 2022

Revised:

Prepared by:



Digitally signed
by Michael
Uhazie
Date: 2022.02.08
18:02:27 -05'00'

Michael Uhazie, P.E.
Florida License # 88667

Bowman Consulting Group

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Stuart, FL 34994
772-283-1413

INTRODUCTION

Site Description

The Bee Safe Self-Storage and Wine Cellar project site is approximately 6.59 acres in size and is located on the north side of SE Indian Street, east of the intersection of SW Willoughby Boulevard. The site was previously developed and used as a plant/tree nursery starting in the late 1990's. The existing improvements will be removed and replaced with a proposed self-storage facility. The project will consist of a three-story self-storage building, eight single-story self-storage buildings, parking facilities, utilities, drainage pipes/inlets, and two dry retention ponds. The project falls under the jurisdiction of the City of Stuart, Martin County, and South Florida Water Management District (SFWMD's) for stormwater regulatory approval.

Adjacent Parcels

The project site is bordered by the Martin County Building Department / Health Department to the north, Parks-Indian Dream Center to the east, SE Indian Street to the south, and Willoughby Commons / Willoughby Plaza to the west. Based on the existing elevations shown on the topographic survey, the proposed project site does not appear to receive any off-site flows from adjacent parcels.

Soils

The existing property is relatively flat, with only about 1-2 feet variation throughout. The elevations range from elevation 13' NAVD to 15' NAVD. The NRCS Soil Survey of the site indicates that most of the site constitutes of a Waveland/Immokalee and Hobe fine sands, which are common in the area. This soil profile consists mainly of sandy and loamy marine deposits originating from flatwoods within historic marine terraces.

The NRCS Soil Survey of the site indicates the estimated saturated hydraulic conductivity rate to be roughly 60.31 micrometers/second (17.09 feet/day) for the Waveland/Immokalee sands, and 160 micrometers/second (45.35 feet/day) for the Hobe fine sands.

Water Table Elevation

The estimated wet season water table was derived based on existing permits and field observations. To the west of our project site, the Willoughby Plaza project (Permit 43-01727-P) indicated a wet season water table elevation of 11.5' NAVD. To the north of our site, the Martin County Health Department project (Permit 43-01347-P) indicated a wet season water table elevation of 9.25' NAVD. To the east, the Treasure Coast Hospice (Permit 43-01212-P) indicated a wet season water table of 10.8' NAVD. Based on the combination of these three permits, it is estimated that the wet season water table for our project site is at 11.00' NAVD.

Outfall and Allowable Discharge Rate

The existing project site currently discharges into the Martin County Health Department dry detention pond. Previous SFWMD permits include references to this discharge from our property, however no official permits have been issued. Based on conversations with Martin County Public Works, it appears that discharge into the Martin County pond will not be permitted. Additionally, due to existing flooding conditions within SE Indian Street, Martin County Public Works also indicated that discharge into the roadway will not be permitted either. This results in zero allowable discharge for the project site. Therefore, the proposed project will contain the 100-year 3-day storm on-site in a full retention scenario. The proposed discharge rate for the project is 0.00 cfs.

Stormwater System

Runoff from the new proposed project will be collected by new drainage basins and pipes before being directed into the two dry-retention basins. All stormwater runoff will be stored within the retention basins and infiltrated back into the groundwater table. No discharge structures are proposed with the project. The perimeter berms will be set at the 100-year 3-day storm event peak stage elevation, and the finished floors of the structures will be set at least one-foot above that peak stage.

Level of Service

The minimum required level of service elevations will be met. Specifically:

1. The parking lot will be designed at or above the projected 10-year, 1-day storm event.
2. The perimeter berm elevations will be designed at or above the projected zero discharge 100-year, 3-day storm event.
3. The finished floor elevations will be designed above the projected zero discharge 100-year, 3-day storm event.

DESIGN CRITERIA

Water Quality

The South Florida Water Management District Criteria for Water Quality is typically given as:

The larger of:

- 2.5" x Imperviousness (Imperviousness as defined by the SFWMD)
- 1" over the entire site

In addition, since the project site falls within a basin with an impaired water body, the following also apply:

- 150% Additional Water Quality Treatment

A water quality credit of 200% is given for using dry-retention treatment.

The required water quality volume, included the 150% additional treatment, and the 200% credit for retention is 0.41 ac-ft. The provided water quality volume is 0.41 ac-ft at elevation 12.83' NAVD.

Stormwater Runoff Attenuation

We propose to limit our post-development discharge rate to 0.00 cfs for the 100yr-3day storm. Therefore the site is designed for full on-site retention.

The following accumulated rainfall data was used for the design storms.

10 year 1 day Rainfall	7.0 inches	Minimum Pavement EL
100 year 3 day Rainfall	14.0 inches	Minimum Berm EL

BASIN HYDROLOGY

Pre-Development

Site	Areas (acres)	TC (mins)	CN
Open Space	5.33	10	75
Total Pervious (81%)	5.33		
Pavement / Sidewalk	0.95	10	98
Buildings	0.32	10	98
Total Impervious (19%)	1.27		
Site Total (100%)	6.59		80

Post-Development

Site	Areas (acres)	TC (mins)	CN
Open Space	2.31	10	75
Dry Retention Ponds	0.95	10	75
Total Pervious (49%)	3.26		
Pavement / Sidewalk	1.83	10	98
Buildings	1.50	10	98
Total Impervious (51%)	3.33		
Site Total (100%)	6.59		87

RECOVERY ANALYSIS

Recovery Criteria

The South Florida Water Management District Criteria for pond recovery is typically given as:

- Recover a maximum of 50% of the water quality volume within 24-hours.
- Recover 100% of the design storm volume within 12-days.

The proposed project is designed for full on-site retention; therefore, the water quality recovery calculation can be disregarded.

The design storm for system recovery is the 100-year 3-day storm. An ICPR model has been created to simulate the system's recovery.

The starting stage for the model is set at the maximum stage of the 100-year 3-day storm, or 16.39' NAVD.

The model includes two percolation links which simulate infiltration from the ponds into the groundwater table.

The soil beneath the northern pond is Waveland/Immokalee; therefore the horizontal and vertical hydraulic conductivities are 17.09 ft/day 11.39 ft/day respectively. The soil beneath the southern pond is Hobe fine sand; therefore horizontal and vertical hydraulic conductivities are 45.35 ft/day 30.23 ft/day respectively.

The model indicates that the system will recover 5.07 ac-ft of volume at hour 288 (12 days), and results in a final elevation of 12.94' NAVD, or 92% of the total storm volume.

Because the system does not fully recover after 12 days, a second 100-year 3-day storm was simulated. The second storm has a total runoff volume of 6.01 ac-ft, which is derived from 0.46 ac-ft of remaining volume from the initial storm plus 5.54 ac-ft from the second storm.

The resulting maximum stage of the second 100-year 3-day storm is 16.51' NAVD. This is lower than the proposed finished floors at 17.00' NAVD, and equal to the perimeter berm at 16.50' NAVD.

The ICPR inputs, results, and subsequent calculations can be found in the back of the report.

RESULTS

Pavement Elevation

The minimum pavement elevation was designed based on the maximum stage of the 10-year 1-day storm event. The rainfall amount for this storm event was 7.0-inches. The average site soil storage

volume is calculated to be 4.05", based on the depth to water table and estimated compaction. The resulting runoff volume for the 10-year 1-day storm is 2.31 ac-ft.

Based on storage volumes within the two retention ponds, this results in a maximum stage of 15.00' NAVD. The proposed minimum pavement elevation is 16.00' NAVD.

Perimeter Berm Elevation

The minimum perimeter berm elevation was designed based on the maximum stage of the 100-year 3-day storm event. The rainfall amount for this storm event was 14.0-inches. The average site soil storage volume is calculated to be 4.05". The resulting runoff volume for the 100-year 3-day storm is 5.54 ac-ft.

Based on storage volumes within the two retention ponds, as well as storage volume within the pavement and open space, this results in a maximum stage of 16.39' NAVD. The proposed minimum perimeter berm elevation is 16.50' NAVD.

Finished Floor Elevation

The minimum finished floor elevation was designed based on the maximum stage of the 100-year 3-day storm event. The maximum resulting stage is 16.39' NAVD. The proposed minimum finished floor elevation is 17.00' NAVD.

CONCLUSION

The proposed development has been designed to meet all stormwater codes and regulations. The proposed project will not cause any adverse impacts to the surrounding properties. The stormwater management system has sufficient capacity to provide water quality treatment and stormwater attenuation for the proposed improvements.

SITE DATA

Bee Safe Self Storage

Area Calculations Pre-Development Basin

Pre Development

Description	Square Feet	Acres
<u>Impervious</u>		
Building (Total Footprint)	13812	0.32
Pavement/Conc	41209	0.95
Total Impervious	55,021	1.27
<u>Pervious</u>		
Open Space	232,029	5.33
Total Pervious	232,029	5.33
Total	287,050	6.59
Percent Impervious		19%
Percent Pervious		81%

Bee Safe Self Storage

Area Calculations Post-Development Basin

Post Development

Description	Square Feet	Acres
<u>Impervious</u>		
Building (Total Footprint)	65256	1.50
Pavement/Conc	79867	1.83
Total Impervious	145,123	3.33
<u>Pervious</u>		
Open Space	100,500	2.31
Retention Ponds	41,427	0.95
Total Pervious	141,927	3.26
Total	287,050	6.59
Percent Impervious		51%
Percent Pervious		49%

CURVE NUMBER

Bee Safe Self Storage

Curve Number

Name	Total Area	Pervious Area	Pervious CN	Impervious Area	Impervious Cn	Weighted CN
Pre-Site Basin	6.59	5.33	75	1.27	98	80
Total	6.59					

Name	Total Area	Pervious Area	Pervious CN	Impervious Area	Impervious Cn	Weighted CN
Post-Site Basin	5.64	2.31	75	3.33	98	89
Dry Ret North	0.73	0.73	75	0.00	98	75
Dry Ret South	0.22	0.22	75	0.00	98	75
Total	6.59					

STAGE STORAGE

Bee Safe Self Storage

Stage / Storage Computations

Post-Development - Site Storage

	Pavement	Open Space	
Area (ac)	Linear	Linear	
	1.83	2.31	
	L	L	
Starting Elev (ft)	16.00	15.00	
Ending Elev (ft)	17.00	16.00	
Stage	Linear	Linear	Total
NAVD	Storage	Storage	Storage
	ac-ft	ac-ft	ac-ft
10.00	0.000	0.000	0.000
10.50	0.000	0.000	0.000
11.00	0.000	0.000	0.000
11.50	0.000	0.000	0.000
12.00	0.000	0.000	0.000
12.50	0.000	0.000	0.000
13.00	0.000	0.000	0.000
13.50	0.000	0.000	0.000
14.00	0.000	0.000	0.000
14.50	0.000	0.000	0.000
15.00	0.000	0.000	0.000
15.50	0.000	0.289	0.289
16.00	0.000	1.155	1.155
16.50	0.229	2.310	2.539
17.00	0.915	3.465	4.380
17.50	1.830	4.620	6.450
18.00	2.745	5.775	8.520

Bee Safe Self Storage

Stage / Storage Computations

Post-Development - Dry Retention North Storage

	Pond Bottom	Pond Banks	
Area (ac)	Vertical	Linear	
	0.47	0.26	
	V	L	
Starting Elev (ft)	12.00	12.00	
Ending Elev (ft)	16.00	16.00	
Stage	Vertical	Linear	Total
NAVD	Storage	Storage	Storage
	ac-ft	ac-ft	ac-ft
10.00	0.000	0.000	0.000
10.50	0.000	0.000	0.000
11.00	0.000	0.000	0.000
11.50	0.000	0.000	0.000
12.00	0.000	0.000	0.000
12.50	0.235	0.008	0.243
13.00	0.470	0.033	0.503
13.50	0.705	0.073	0.778
14.00	0.940	0.130	1.070
14.50	1.175	0.203	1.378
15.00	1.410	0.293	1.703
15.50	1.645	0.398	2.043
16.00	1.880	0.520	2.400
16.50	2.115	0.650	2.765
17.00	2.350	0.780	3.130
17.50	2.585	0.910	3.495
18.00	2.820	1.040	3.860
18.50	3.055	1.170	4.225

Bee Safe Self Storage

Stage / Storage Computations

Post-Development - Dry Retention South Storage

	Pond Bottom	Pond Banks	
Area (ac)	Vertical	Linear	
	0.06	0.16	
	V	L	
Starting Elev (ft)	12.00	12.00	
Ending Elev (ft)	16.00	16.00	
Stage	Vertical	Linear	Total
NAVD	Storage	Storage	Storage
	ac-ft	ac-ft	ac-ft
10.00	0.000	0.000	0.000
10.50	0.000	0.000	0.000
11.00	0.000	0.000	0.000
11.50	0.000	0.000	0.000
12.00	0.000	0.000	0.000
12.50	0.028	0.005	0.033
13.00	0.055	0.020	0.075
13.50	0.083	0.046	0.128
14.00	0.110	0.082	0.192
14.50	0.138	0.127	0.265
15.00	0.165	0.183	0.348
15.50	0.193	0.250	0.442
16.00	0.220	0.326	0.546
16.50	0.248	0.408	0.655
17.00	0.275	0.489	0.764
17.50	0.303	0.571	0.873
18.00	0.330	0.652	0.982
18.50	0.358	0.734	1.091

Bee Safe Self Storage

Stage / Storage Computations

Post-Development - Total Site Storage

	Site		North Pond		South Pond		
	Pavement	Open Space	Pond Bottom	Pond Banks	Pond Bottom	Pond Banks	
Area (ac)	Linear 1.83	Linear 2.31	Vertical 0.47	Linear 0.26	Vertical 0.055	Linear 0.163	
	L	L	V	L	V	L	
Starting Elev (ft)	16	15	12	12	12	12	
Ending Elev (ft)	17	16	16	16	16	16	
Stage	Linear Storage	Linear Storage	Vertical Storage	Linear Storage	Vertical Storage	Linear Storage	Total Storage
NAVD	ac-ft	ac-ft	ac-ft	ac-ft	ac-ft	ac-ft	ac-ft
10.00	0.000	0.000	0.000	0.000	0.000	0.000	0.00
10.50	0.000	0.000	0.000	0.000	0.000	0.000	0.00
11.00	0.000	0.000	0.000	0.000	0.000	0.000	0.00
11.50	0.000	0.000	0.000	0.000	0.000	0.000	0.00
12.00	0.000	0.000	0.000	0.000	0.000	0.000	0.00
12.50	0.000	0.000	0.235	0.008	0.028	0.005	0.28
13.00	0.000	0.000	0.470	0.033	0.055	0.020	0.58
13.50	0.000	0.000	0.705	0.073	0.083	0.046	0.91
14.00	0.000	0.000	0.940	0.130	0.110	0.082	1.26
14.50	0.000	0.000	1.175	0.203	0.138	0.127	1.64
15.00	0.000	0.000	1.410	0.293	0.165	0.183	2.05
15.50	0.000	0.289	1.645	0.398	0.193	0.250	2.77
16.00	0.000	1.155	1.880	0.520	0.220	0.326	4.10
16.50	0.229	2.310	2.115	0.650	0.248	0.408	5.96
17.00	0.915	3.465	2.350	0.780	0.275	0.489	8.27
17.50	1.830	4.620	2.585	0.910	0.303	0.571	10.82

WATER QUALITY REQUIRED

Bee Safe Self Storage

Water Quality Requirements

Post Development

- a) Per SFWMD and City of Stuart, water quality volume shall provide for the greater of:

Criteria 1: 1 inch of runoff x total drainage area

$$\text{Calculated Runoff Volume} \Rightarrow (1.0/12) * (6.59) = 0.55 \text{ ac-ft}$$

Criteria 2: 2.5 inches times imperviousness

Site area, for water quality pervious/impervious calculation only

Total Project - (Roof + Lake) = site area for water quality

$$= 6.59 - (1.50 + 0.00) = 5.09 \text{ ac}$$

Impervious area for water quality pervious/impervious calculations

(Site area for water quality pervious/impervious) - pervious =

$$= 5.09 - 3.26 = 1.83 \text{ ac}$$

Percentage of impervious area for water quality

(Imp. Area for WQ / Site area for WQ) * 100%

$$= (1.83 / 5.09) * 100\% = 35.95\%$$

For 2.5 in times the percentage impervious

$$2.5 * 0.3595 = 0.90 \text{ in}$$

Calculated Runoff Volume:

Inches to be Treated x (Total Site - Lake - Roof)

$$= 0.90 * (6.59 - 1.50) * (1/12) = 0.38 \text{ ac-ft}$$

Controlling SFWMD Required Water Quality Volume for Site	0.55 ac-ft
--	------------

x150% for Discharge into Impaired Water Body for Site	0.82 ac-ft
---	------------

WATER QUALITY PROVIDED

Bee Safe Self Storage

Site Water Quality Treatment Provided

	Dry Ret N Bottom	Dry Ret N Bank	Dry Ret S Bottom	Dry Ret S Bank	
Area (ac)	0.47	0.26	0.06	0.16	
	V	L	V	L	
Starting Elev (ft)	12.00	12.00	12.00	12.00	
Ending Elev (ft)	16.00	16.00	16.00	16.00	
Stage NAVD					Total Storage ac-ft
10.00	0.000	0.000	0.000	0.000	0.000
10.50	0.000	0.000	0.000	0.000	0.000
11.00	0.000	0.000	0.000	0.000	0.000
11.50	0.000	0.000	0.000	0.000	0.000
12.00	0.000	0.000	0.000	0.000	0.000
12.50	0.235	0.008	0.000	0.000	0.243
13.00	0.470	0.033	0.000	0.000	0.503
13.50	0.705	0.073	0.028	0.005	0.811
14.00	0.940	0.130	0.055	0.020	1.145
14.50	1.175	0.203	0.083	0.046	1.506
15.00	1.410	0.293	0.110	0.082	1.894
15.50	1.645	0.398	0.138	0.127	2.308
16.00	1.880	0.520	0.165	0.183	2.748

WQ Required 0.82 Ac-ft
 WQ Credit: 200% Due to Dry Retention
 New WQ Required 0.41 Ac-ft

 WQ Provided: 0.41 Ac-ft Provided at elev 12.83

Interpolation Table

<u>Storage</u>	<u>Stage</u>
0.24	12.50
0.41	12.83
0.50	13.00

10-YEAR 1-DAY STORM

Bee Safe Self Storage

10-Year 1-Day Runoff (Zero Discharge) Calculations

Post Development

Soil Storage

Average Depth to Water Table = 4.00 feet
Using SFWMD Applicant Handbook Table 5.7.4.2, with 25% reduction due to compaction:

Depth to W.T. (ft)	Cumulative Water Storage (in)
1.0	0.45
2.0	1.88
3.0	4.95
4.0	8.18

Developed Pervious Area = 3.26 acres
Total Developed Area = 6.59 acres
Soil Storage = 8.18 inches
Average Site Soil Storage (S) = $3.26 / 6.59 * 8.18$
S = 4.05 inches

For the 10 year - 1 day storm event, with zero discharge:

P = 7.00 inches

Interpolation Table

Vol =	$\frac{(7.0 - (0.2 \times 4.05))^2}{(7.0 + (0.8 \times 4.05))}$	in ²	6.59 acres	1 foot	Storage	Stage
		in		12 inches	2.05	15.00
					2.06	15.00
					2.77	15.50

= 2.06 ac-ft

From Total Stage - Storage Table, elevation = 15.00 ft, NAVD

100-YEAR 3-DAY STORM

Bee Safe Self Storage

100-Year 3-Day Runoff (Zero Discharge) Calculations

Post Development

Soil Storage

Average Depth to Water Table = 4.00 feet
Using SFWMD Applicant Handbook Table 5.7.4.2, with 25% reduction due to compaction:

Depth to W.T. (ft)	Cumulative Water Storage (in)
1.0	0.45
2.0	1.88
3.0	4.95
4.0	8.18

Developed Pervious Area = 3.26 acres
Total Developed Area = 6.59 acres
Soil Storage = 8.18 inches
Average Site Soil Storage (S) = $3.26 / 6.59 * 8.18$
S = 4.05 inches

For the 100 year - 3 day storm event, with zero discharge:

P = 14.00 inches

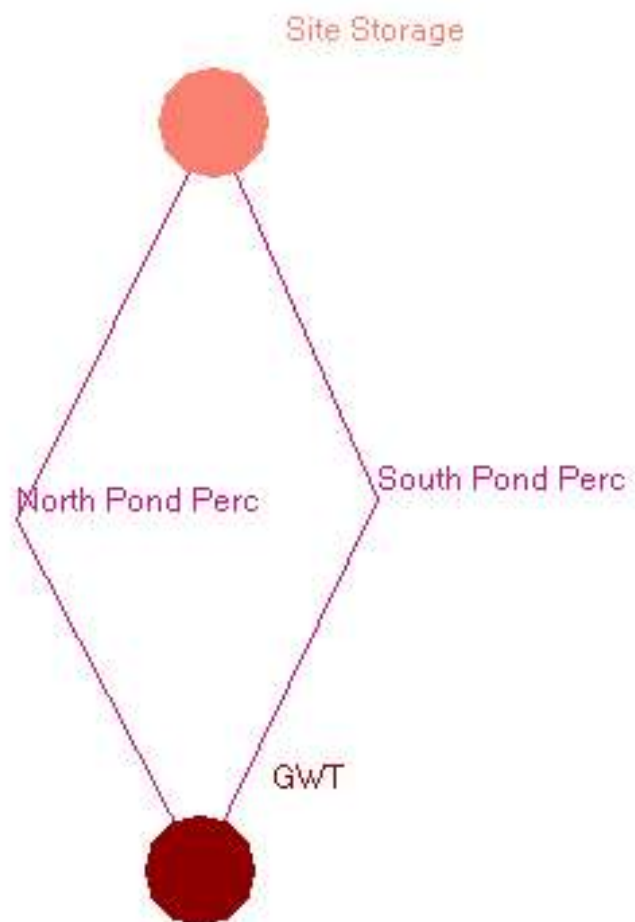
Interpolation Table

Vol = $\frac{(14.0 - (0.2 \times 4.05))^2}{(14.0 + (0.8 \times 4.05))}$	in ²	6.59 acres	1 foot	Storage	Stage
	in		12 inches	4.10	16.00
				5.54	16.39
= 5.54 ac-ft				5.96	16.50

From Total Stage - Storage Table, elevation = 16.39 ft, NAVD

STORMWATER RECOVERY

ICPR Recovery Nodal Map



Node: GWT

Scenario: Scenario1
 Type: Time/Stage
 Base Flow: 0.00 cfs
 Initial Stage: 11.00 ft
 Warning Stage: 0.00 ft
 Boundary Stage:

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	11.00
0	0	0	72.0000	11.00
0	0	0	300.0000	11.00

Comment:

Node: Site Storage

Scenario: Scenario1
 Type: Stage/Volume
 Base Flow: 0.00 cfs
 Initial Stage: 16.39 ft
 Warning Stage: 0.00 ft

Starting stage
 is 100y 3d
 max stage

Stage [ft]	Volume [ac-ft]	Volume [ft3]
12.00	0.00	0
12.50	0.28	12197
13.00	0.58	25265
13.50	0.91	39640
14.00	1.26	54886
14.50	1.64	71438
15.00	2.05	89298
15.50	2.77	120661
16.00	4.10	178596
16.50	5.96	259618
17.00	8.27	360241
17.50	10.82	471319

Comment:

Percolation Link: North Pond Perc

Scenario: Scenario1
 From Node: Site Storage
 To Node: GWT
 Link Count: 1
 Flow Direction: Both
 Aquifer Base Elevation: 0.00 ft
 Water Table Elevation: 11.00 ft
 Annual Recharge Rate: 0 ipy
 Horizontal Conductivity: 17.090 fpd
 Vertical Conductivity: 11.390 fpd
 Fillable Porosity: 0.250
 Layer Thickness: 0.00 ft

Waveland/
 Immokalee
 Sands

Surface Area Option: Vary Based on Stage/Area Table
 Vertical Flow Termination: Horizontal Flow Algorithm
 Perimeter 1: 662.00 ft
 Perimeter 2: 976.00 ft
 Perimeter 3: 1605.00 ft
 Distance P1 to P2: 50.00 ft
 Distance P2 to P3: 100.00 ft
 # of Cells P1 to P2: 5
 # of Cells P2 to P3: 10

Comment:

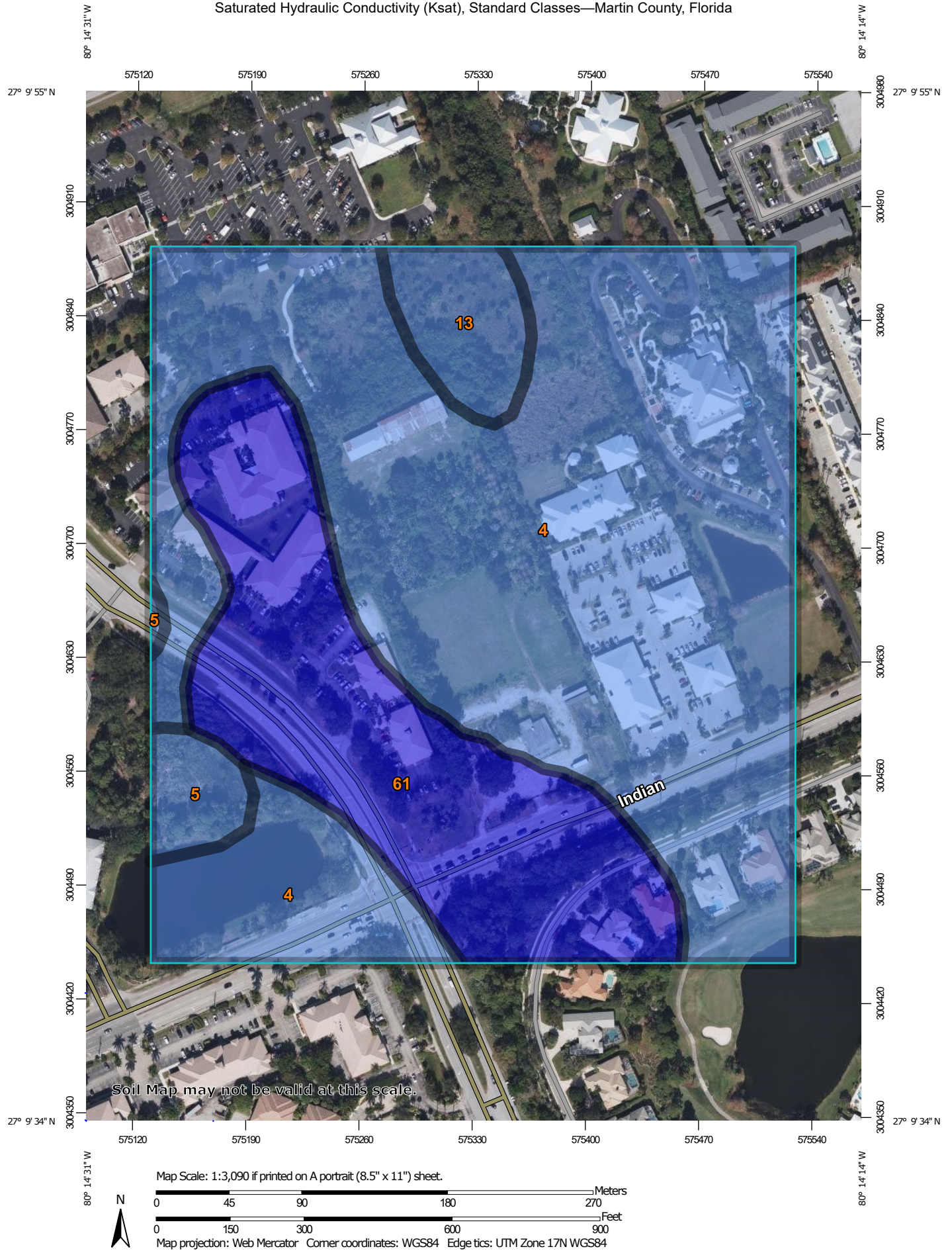
Percolation Link: South Pond Perc

Scenario:	Scenario1	Surface Area Option:	Vary Based on Stage/Area Table
From Node:	Site Storage	Vertical Flow Termination:	Horizontal Flow Algorithm
To Node:	GWT	Perimeter 1:	419.00 ft
Link Count:	1	Perimeter 2:	734.00 ft
Flow Direction:	Both	Perimeter 3:	1362.00 ft
Aquifer Base Elevation:	0.00 ft	Distance P1 to P2:	50.00 ft
Water Table Elevation:	11.00 ft	Distance P2 to P3:	100.00 ft
Annual Recharge Rate:	0 ipy	# of Cells P1 to P2:	5
Horizontal Conductivity:	45.350 fpd	# of Cells P2 to P3:	10
Vertical Conductivity:	30.233 fpd		
Fillable Porosity:	0.250		
Layer Thickness:	0.00 ft		

Hobe Fine
Sands

Comment:

Saturated Hydraulic Conductivity (Ksat), Standard Classes—Martin County, Florida



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

Soil Rating Polygons

-  Very Low (0.0 - 0.01)
-  Low (0.01 - 0.1)
-  Moderately Low (0.1 - 1)
-  Moderately High (1 - 10)
-  High (10 - 100)
-  Very High (100 - 705)
-  Not rated or not available

Soil Rating Lines

-  Very Low (0.0 - 0.01)
-  Low (0.01 - 0.1)
-  Moderately Low (0.1 - 1)
-  Moderately High (1 - 10)
-  High (10 - 100)
-  Very High (100 - 705)
-  Not rated or not available

Soil Rating Points

-  Very Low (0.0 - 0.01)
-  Low (0.01 - 0.1)
-  Moderately Low (0.1 - 1)
-  Moderately High (1 - 10)
-  High (10 - 100)
-  Very High (100 - 705)

 Not rated or not available

Water Features

 Streams and Canals

Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Martin County, Florida
Survey Area Data: Version 20, Aug 25, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jan 21, 2021—Feb 4, 2021

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Saturated Hydraulic Conductivity (Ksat), Standard Classes

North Pond

South Pond

Map unit symbol	Map unit name	Rating (micrometers per second)	Acres in AOI	Percent of AOI
4	Waveland and Immokalee fine sands	60.3128	29.8	68.4%
5	Waveland and Lawnwood fine sands, depressional	45.2364	1.1	2.5%
13	Placid and Basinger fine sands, depressional	87.2913	1.8	4.2%
61	Hobe fine sand, 0 to 5 percent slopes	160.5685	10.9	24.9%
Totals for Area of Interest			43.6	100.0%

Description

Saturated hydraulic conductivity (Ksat) refers to the ease with which pores in a saturated soil transmit water. The estimates are expressed in terms of micrometers per second. They are based on soil characteristics observed in the field, particularly structure, porosity, and texture. Saturated hydraulic conductivity is considered in the design of soil drainage systems and septic tank absorption fields.

For each soil layer, this attribute is actually recorded as three separate values in the database. A low value and a high value indicate the range of this attribute for the soil component. A "representative" value indicates the expected value of this attribute for the component. For this soil property, only the representative value is used.

The numeric Ksat values have been grouped according to standard Ksat class limits. The classes are:

Very low: 0.00 to 0.01

Low: 0.01 to 0.1

Moderately low: 0.1 to 1.0

Moderately high: 1 to 10

High: 10 to 100

Very high: 100 to 705

Rating Options

Units of Measure: micrometers per second

Aggregation Method: Weighted Average

Component Percent Cutoff: None Specified

Tie-break Rule: Fastest

Interpret Nulls as Zero: No

Layer Options (Horizon Aggregation Method): All Layers (Weighted Average)

Node Name	Relative Time [hrs]	Stage [ft]	Link Outflow Volume [ft3]
Site Storage	0.0027	16.39	0
Site Storage	1.0027	16.32	12503
Site Storage	2.0027	16.28	18850
Site Storage	3.0027	16.25	23590
Site Storage	4.0027	16.22	27560
Site Storage	5.0027	16.20	31059
Site Storage	6.0027	16.18	34232
Site Storage	7.0027	16.16	37160
Site Storage	8.0027	16.14	39895
Site Storage	9.0027	16.13	42473
Site Storage	10.0027	16.11	44920
Site Storage	11.0027	16.09	47255
Site Storage	12.0027	16.08	49493
Site Storage	13.0027	16.06	51645
Site Storage	14.0027	16.05	53721
Site Storage	15.0027	16.04	55730
Site Storage	16.0027	16.02	57677
Site Storage	17.0027	16.01	59568
Site Storage	18.0027	15.99	61407
Site Storage	19.0027	15.98	63200
Site Storage	20.0027	15.97	64949
Site Storage	21.0027	15.96	66657
Site Storage	22.0027	15.94	68327
Site Storage	23.0027	15.93	69962
Site Storage	24.0027	15.92	71563
Site Storage	25.0027	15.91	73133
Site Storage	26.0027	15.90	74673
Site Storage	27.0027	15.88	76185
Site Storage	28.0027	15.87	77670
Site Storage	29.0027	15.86	79130
Site Storage	30.0027	15.85	80566
Site Storage	31.0027	15.84	81978
Site Storage	32.0027	15.83	83368
Site Storage	33.0027	15.81	84738
Site Storage	34.0027	15.80	86086
Site Storage	35.0027	15.79	87415
Site Storage	36.0027	15.78	88726
Site Storage	37.0027	15.77	90018
Site Storage	38.0027	15.76	91293
Site Storage	39.0027	15.75	92551
Site Storage	40.0027	15.74	93793
Site Storage	41.0027	15.73	95019
Site Storage	42.0027	15.72	96230
Site Storage	43.0027	15.70	97426
Site Storage	44.0027	15.69	98608
Site Storage	45.0027	15.68	99776
Site Storage	46.0027	15.67	100930
Site Storage	47.0027	15.66	102071

Starting stage
is 100y 3d
max stage

Node Name	Relative Time [hrs]	Stage [ft]	Link Outflow Volume [ft3]
Site Storage	48.0027	15.65	103200
Site Storage	49.0027	15.64	104316
Site Storage	50.0027	15.63	105421
Site Storage	51.0027	15.62	106513
Site Storage	52.0027	15.61	107595
Site Storage	53.0027	15.60	108664
Site Storage	54.0027	15.59	109724
Site Storage	55.0027	15.58	110772
Site Storage	56.0027	15.56	111810
Site Storage	57.0027	15.55	112838
Site Storage	58.0027	15.54	113856
Site Storage	59.0027	15.53	114864
Site Storage	60.0027	15.52	115863
Site Storage	61.0027	15.51	116852
Site Storage	62.0027	15.50	117832
Site Storage	63.0027	15.49	118803
Site Storage	64.0027	15.48	119766
Site Storage	65.0027	15.47	120719
Site Storage	66.0027	15.46	121665
Site Storage	67.0027	15.44	122602
Site Storage	68.0027	15.43	123531
Site Storage	69.0027	15.42	124451
Site Storage	70.0027	15.41	125364
Site Storage	71.0027	15.40	126270
Site Storage	72.0027	15.39	127168
Site Storage	73.0027	15.38	128058
Site Storage	74.0027	15.37	128941
Site Storage	75.0027	15.36	129816
Site Storage	76.0027	15.34	130685
Site Storage	77.0027	15.33	131546
Site Storage	78.0027	15.32	132400
Site Storage	79.0027	15.31	133248
Site Storage	80.0027	15.30	134089
Site Storage	81.0027	15.29	134922
Site Storage	82.0027	15.28	135750
Site Storage	83.0027	15.26	136570
Site Storage	84.0027	15.25	137384
Site Storage	85.0027	15.24	138191
Site Storage	86.0027	15.23	138992
Site Storage	87.0027	15.22	139787
Site Storage	88.0027	15.21	140575
Site Storage	89.0027	15.19	141357
Site Storage	90.0027	15.18	142132
Site Storage	91.0027	15.17	142901
Site Storage	92.0027	15.16	143664
Site Storage	93.0027	15.14	144421
Site Storage	94.0027	15.13	145171
Site Storage	95.0027	15.12	145915

Node Name	Relative Time [hrs]	Stage [ft]	Link Outflow Volume [ft3]
Site Storage	96.0027	15.11	146653
Site Storage	97.0027	15.09	147385
Site Storage	98.0027	15.08	148110
Site Storage	99.0027	15.07	148829
Site Storage	100.0027	15.06	149542
Site Storage	101.0027	15.04	150248
Site Storage	102.0027	15.03	150948
Site Storage	103.0027	15.01	151642
Site Storage	104.0027	15.00	152329
Site Storage	105.0027	14.99	153010
Site Storage	106.0027	14.97	153685
Site Storage	107.0027	14.96	154354
Site Storage	108.0027	14.95	155016
Site Storage	109.0027	14.93	155674
Site Storage	110.0027	14.92	156325
Site Storage	111.0027	14.90	156971
Site Storage	112.0027	14.89	157612
Site Storage	113.0027	14.88	158247
Site Storage	114.0027	14.86	158877
Site Storage	115.0027	14.85	159501
Site Storage	116.0027	14.83	160120
Site Storage	117.0027	14.82	160735
Site Storage	118.0027	14.81	161344
Site Storage	119.0027	14.79	161947
Site Storage	120.0027	14.78	162546
Site Storage	121.0027	14.76	163140
Site Storage	122.0027	14.75	163729
Site Storage	123.0027	14.74	164313
Site Storage	124.0027	14.72	164892
Site Storage	125.0027	14.71	165466
Site Storage	126.0027	14.69	166035
Site Storage	127.0027	14.68	166599
Site Storage	128.0027	14.67	167159
Site Storage	129.0027	14.65	167713
Site Storage	130.0027	14.64	168263
Site Storage	131.0027	14.62	168808
Site Storage	132.0027	14.61	169349
Site Storage	133.0027	14.59	169884
Site Storage	134.0027	14.58	170415
Site Storage	135.0027	14.57	170942
Site Storage	136.0027	14.55	171463
Site Storage	137.0027	14.54	171980
Site Storage	138.0027	14.52	172492
Site Storage	139.0027	14.51	173000
Site Storage	140.0027	14.49	173502
Site Storage	141.0027	14.48	174001
Site Storage	142.0027	14.46	174495
Site Storage	143.0027	14.45	174985

Node Name	Relative Time [hrs]	Stage [ft]	Link Outflow Volume [ft3]
Site Storage	144.0027	14.44	175471
Site Storage	145.0027	14.42	175953
Site Storage	146.0027	14.41	176431
Site Storage	147.0027	14.39	176905
Site Storage	148.0027	14.38	177376
Site Storage	149.0027	14.37	177843
Site Storage	150.0027	14.35	178307
Site Storage	151.0027	14.34	178767
Site Storage	152.0027	14.33	179224
Site Storage	153.0027	14.31	179677
Site Storage	154.0027	14.30	180127
Site Storage	155.0027	14.28	180574
Site Storage	156.0027	14.27	181017
Site Storage	157.0027	14.26	181458
Site Storage	158.0027	14.24	181895
Site Storage	159.0027	14.23	182329
Site Storage	160.0027	14.22	182760
Site Storage	161.0027	14.21	183188
Site Storage	162.0027	14.19	183614
Site Storage	163.0027	14.18	184036
Site Storage	164.0027	14.17	184455
Site Storage	165.0027	14.15	184872
Site Storage	166.0027	14.14	185286
Site Storage	167.0027	14.13	185696
Site Storage	168.0027	14.12	186105
Site Storage	169.0027	14.10	186510
Site Storage	170.0027	14.09	186913
Site Storage	171.0027	14.08	187313
Site Storage	172.0027	14.07	187710
Site Storage	173.0027	14.05	188105
Site Storage	174.0027	14.04	188498
Site Storage	175.0027	14.03	188887
Site Storage	176.0027	14.02	189275
Site Storage	177.0027	14.01	189659
Site Storage	178.0027	13.99	190042
Site Storage	179.0027	13.98	190422
Site Storage	180.0027	13.97	190799
Site Storage	181.0027	13.96	191174
Site Storage	182.0027	13.95	191547
Site Storage	183.0027	13.93	191917
Site Storage	184.0027	13.92	192286
Site Storage	185.0027	13.91	192651
Site Storage	186.0027	13.90	193015
Site Storage	187.0027	13.89	193376
Site Storage	188.0027	13.88	193736
Site Storage	189.0027	13.86	194093
Site Storage	190.0027	13.85	194447
Site Storage	191.0027	13.84	194800

Node Name	Relative Time [hrs]	Stage [ft]	Link Outflow Volume [ft3]
Site Storage	192.0027	13.83	195151
Site Storage	193.0027	13.82	195499
Site Storage	194.0027	13.81	195846
Site Storage	195.0027	13.80	196190
Site Storage	196.0027	13.79	196532
Site Storage	197.0027	13.78	196872
Site Storage	198.0027	13.76	197211
Site Storage	199.0027	13.75	197547
Site Storage	200.0027	13.74	197881
Site Storage	201.0027	13.73	198214
Site Storage	202.0027	13.72	198544
Site Storage	203.0027	13.71	198873
Site Storage	204.0027	13.70	199199
Site Storage	205.0027	13.69	199524
Site Storage	206.0027	13.68	199847
Site Storage	207.0027	13.67	200168
Site Storage	208.0027	13.66	200487
Site Storage	209.0027	13.65	200804
Site Storage	210.0027	13.64	201120
Site Storage	211.0027	13.63	201434
Site Storage	212.0027	13.62	201746
Site Storage	213.0027	13.60	202056
Site Storage	214.0027	13.59	202364
Site Storage	215.0027	13.58	202671
Site Storage	216.0027	13.57	202976
Site Storage	217.0027	13.56	203279
Site Storage	218.0027	13.55	203581
Site Storage	219.0027	13.54	203881
Site Storage	220.0027	13.53	204179
Site Storage	221.0027	13.52	204476
Site Storage	222.0027	13.51	204771
Site Storage	223.0027	13.50	205064
Site Storage	224.0027	13.49	205356
Site Storage	225.0027	13.48	205646
Site Storage	226.0027	13.47	205934
Site Storage	227.0027	13.47	206221
Site Storage	228.0027	13.46	206506
Site Storage	229.0027	13.45	206790
Site Storage	230.0027	13.44	207073
Site Storage	231.0027	13.43	207353
Site Storage	232.0027	13.42	207632
Site Storage	233.0027	13.41	207910
Site Storage	234.0027	13.40	208186
Site Storage	235.0027	13.39	208461
Site Storage	236.0027	13.38	208734
Site Storage	237.0027	13.37	209006
Site Storage	238.0027	13.36	209276
Site Storage	239.0027	13.35	209545

Node Name	Relative Time [hrs]	Stage [ft]	Link Outflow Volume [ft3]
Site Storage	240.0027	13.34	209813
Site Storage	241.0027	13.33	210079
Site Storage	242.0027	13.32	210343
Site Storage	243.0027	13.31	210606
Site Storage	244.0027	13.31	210868
Site Storage	245.0027	13.30	211128
Site Storage	246.0027	13.29	211387
Site Storage	247.0027	13.28	211645
Site Storage	248.0027	13.27	211901
Site Storage	249.0027	13.26	212156
Site Storage	250.0027	13.25	212410
Site Storage	251.0027	13.24	212662
Site Storage	252.0027	13.23	212913
Site Storage	253.0027	13.23	213162
Site Storage	254.0027	13.22	213411
Site Storage	255.0027	13.21	213658
Site Storage	256.0027	13.20	213903
Site Storage	257.0027	13.19	214148
Site Storage	258.0027	13.18	214391
Site Storage	259.0027	13.17	214633
Site Storage	260.0027	13.16	214873
Site Storage	261.0027	13.16	215113
Site Storage	262.0027	13.15	215351
Site Storage	263.0027	13.14	215588
Site Storage	264.0027	13.13	215823
Site Storage	265.0027	13.12	216058
Site Storage	266.0027	13.11	216291
Site Storage	267.0027	13.11	216523
Site Storage	268.0027	13.10	216754
Site Storage	269.0027	13.09	216983
Site Storage	270.0027	13.08	217212
Site Storage	271.0027	13.07	217439
Site Storage	272.0027	13.06	217665
Site Storage	273.0027	13.06	217890
Site Storage	274.0027	13.05	218114
Site Storage	275.0027	13.04	218337
Site Storage	276.0027	13.03	218558
Site Storage	277.0027	13.02	218779
Site Storage	278.0027	13.02	218998
Site Storage	279.0027	13.01	219216
Site Storage	280.0027	13.00	219433
Site Storage	281.0027	12.99	219649
Site Storage	282.0027	12.99	219864
Site Storage	283.0027	12.98	220078
Site Storage	284.0027	12.97	220291
Site Storage	285.0027	12.96	220502
Site Storage	286.0027	12.95	220713
Site Storage	287.0027	12.95	220923

Node Name	Relative Time [hrs]	Stage [ft]	Link Outflow Volume [ft3]
Site Storage	288.0027	12.94	221131

Total volume infiltrated = 5.07 ac-ft

Final stage at day 12

BACK-TO-BACK STORMS

Bee Safe Self Storage

Back to Back 100-Year 3-Day Runoff (Zero Discharge) Calculations

Post Development

Soil Storage

Average Depth to Water Table = 4.00 feet

Using SFWMD Applicant Handbook Table 5.7.4.2, with 25% reduction due to compaction:

Depth to W.T. (ft)	Cumulative Water Storage (in)
1.0	0.45
2.0	1.88
3.0	4.95
4.0	8.18

Developed Pervious Area = 3.26 acres

Total Developed Area = 6.59 acres

Soil Storage = 8.18 inches

Average Site Soil Storage (S) = $3.26 / 6.59 * 8.18$

S = 4.05 inches

For the Second 100 year - 3 day storm event, with zero discharge:

P = 14.00 inches

$$\text{Vol} = \frac{(14.0 - (0.2 \times 4.05))^2}{(14.0 + (0.8 \times 4.05))} \frac{\text{in}^2}{\text{in}} \left| \begin{array}{c} 6.59 \text{ acres} \\ 1 \text{ foot} \\ 12 \text{ inches} \end{array} \right|$$

= 5.54 ac-ft

Interpolation Table

Leftover volume from first storm

= 0.46 ac-ft

<u>Storage</u>	<u>Stage</u>
5.96	16.50
6.01	16.51
8.27	17.00

Total volume from back-to-back storms

= 6.01 ac-ft

From Total Stage - Storage Table, elevation = 16.51 ft, NAVD

Bee Safe Storage and Wine Cellar Rules and Regulations

These Rules and Regulations (called “Rules”) are incorporated into and made a part of the Agreement between the Customer and the Owner. Defined terms in these Rules have the same meanings given to those terms in the Agreement. If there is a conflict between these Rules and the Agreement, the Agreement will control. Owner may change these Rules at any time by posting 30 days advance notice of the change on this website. Customers are encouraged to view this website often.

A. Prohibited Uses. Customer may only use the Cube for storing Customer’s personal property. Customer may NOT:

- Modify or alter the Cube
- Allow anyone else to use the Cube.
- Conduct a business or hobby, or manufacture, exhibit, or sell items from the Cube.
- Use the Cube for any illegal purposes.
- Store guns, ammunition, weapons and/or illegal drugs in the Cube. Marijuana is considered illegal even if it is legal in the state where the Store is located.
- Store or abandon hazardous materials in the Cube including, without limitation, substances that are toxic, reactive, volatile, flammable, explosive, hazardous, or corrosive, or that are, at any time, regulated by state, Federal or local authorities.
- Store items with an aggregate value of more than \$5,000 unless Owner has expressly consented in writing to a higher value. Customer’s purchase of insurance from any provider in an amount greater than \$5,000 will not be considered Owner’s consent to the storage of Cube Contents in excess of \$5,000.
- Store animals, food or other perishable items in the Cube.
- Store items that, in Owner’s determination, attract vermin, create a nuisance, have a noxious odor or stench, or endanger the safety or health of people or the environment including, without limitation, mothballs.
- Store any documents, film, or electronic data containing any personal information relating to Customer, Customer’s clients, customers, patients, or others, such as social security numbers; credit card, debit card, bank account or passport information; or tax, employment, medical, or legal records. If Customer is in default and Owner finds any documents, film or electronic data in the Cube, Owner may, at Owner’s option, immediately destroy these items and charge Customer for the destruction costs.
- Store items with special or sentimental value, or with unknown immediate resale or market value.
- Connect to any electricity, cable, internet or any other utilities serving the Store.
- Bring pets to the Store or Cube other than trained service dogs.
- Use any dumpsters or garbage depositories at the Store. Customer will be charged fees for violating this prohibition.

- Cube Contents shall not be stored at a height higher than a plane which is eighteen (18") inches below the fire sprinkler head(s) within a cube. Further, no Cube Contents shall be hung from and/or affixed to any sprinkler heads and/or other fire suppressions systems. Owner reserves the right to inspect Cubes for compliance with these requirements.

B. Cube Access.

- Unless otherwise consented to in writing by Owner (which consent may be withdrawn at any time), Customers may access their Cubes only during the Store's access hours, and Customers found at the Store during times other than the Store's access hours will be deemed to be trespassers.
- A Customer's Cube door must remain open at all times while the Customer is accessing their Cube.

C. Unsecured Cubes & Overlocks.

- Owner may place a new lock on any Cube that is not secured by a lock. Customer will pay for the costs of the new lock and any other costs incurred by Owner in connection with the new lock.
- If an unsecured Cube is vacant, or if there are only items that appear to be trash, Owner may dispose of the trash, at Customer's cost, and consider the Agreement terminated.
- If Rent is 30 days or more past due, Owner will remove Customer's lock from the Cube to prepare for the sale of the Cube Contents.

D. Store Gates, Driveways & Security.

- If there is a gate at the Store, Customers must follow all procedures to enter the gate. If no procedures are posted, then the following procedures apply:
 - Customer must pull up to and enter Customer's gate code into the key pad.
 - Customer must wait for the gate to open completely before driving through the gate area.
 - After the gate has fully opened, only 1 vehicle may drive through the gate area. Each vehicle must enter a gate code into the key pad to access the property. Customers are warned that when a gate code is entered into the key pad, the gate opens only for enough time to allow 1 vehicle to drive through the gate area. The gate may close on, and damage, a vehicle if more than 1 vehicle enters though the gate when a gate code is entered into the key pad. Owner is not liable for this damage.
- Customers will be responsible to pay to Owner all costs incurred by Owner to repair any damage to the gate or fence due to Customer's or Customer's guests improper use or negligence.

- All driveways at the Store are for vehicular use only. Pedestrians are not permitted to walk through the driveways.
- Any security systems at the Store such as fences, gates, or video cameras are for Owner's protection only. Customer may not rely on these security systems to protect the Cube or the Cube Contents.

E. Vehicle Storage.

- If a motorized vehicle including, without limitation, a car, boat, motorcycle, snow mobile, or wave runner (called "Vehicle"), is stored in a Cube, the following requirements must be complied with:
 - The Vehicle must be stored over drip trays or cardboard to prevent fluids from leaking into the Cube. If fluids from the Vehicle leak into the Cube or Store, Customer will remediate the Cube or Store at Customer's expense in accordance with applicable laws.
 - The gas tank must be drained.
- If a Vehicle is stored in an outside parking lot at the Store, the following requirements must be complied with:
 - The Vehicle must be insured.
 - At Owner's request, identification stickers, decals, or tags must be placed in the Vehicle so that they are visible from the outside of the Vehicle.
 - In the event of an emergency, Owner may relocate the Vehicle to different areas of the Store without notice.
 - The Vehicle must be in good, operational condition.
 - Only 1 Vehicle may be stored in a Space.
- If a Customer is in default of the Agreement, Owner may, without incurring any liability, have any Vehicle being stored by the Customer towed at the Customer's expense.

F. Special Equipment & Keys.

- If any special equipment such as remote controls, keys, or portable electronic devices is provided to a Customer, it is the Customer's responsibility to protect and safeguard the equipment. If the equipment is damaged or lost, Customer will pay to Owner the cost to replace or repair the equipment.
- Customer must protect and safeguard Customer's keys to the Cube. If Customer loses a key, it is recommended that Customer replace Customer's lock immediately to avoid unauthorized access. Owner does not verify the authority of those entering Cubes with keys.

G. Law Enforcement Directives.

- Owner cooperates with law enforcement officials in all reasonable respects including, without limitation, allowing law enforcement officials to comply with and enforce

search warrants, and providing business records (excluding financial information), video footage, and subpoenaed documents to law enforcement officials.

H. Fees.

- Customers will not receive an invoice for the Monthly Rent unless Customers pay a monthly invoice fee in the amount determined by Owner.
- The Agreement does not include all fees, expenses, or charges that Customers may be required to pay under the Agreement, and Owner reserves the right to charge additional fees.
- Owner reserves the right to increase, decrease, supplement, or otherwise modify any fees or charges in the Agreement by either sending advance notice directly to the Customer, or posting advance notice of any such change on this website or in the office.
- The list of fees set forth in this Agreement is not all inclusive and additional fees may apply.

I. Temperature.

- The temperature in a Cube is not controlled unless a Cube is designated as a “temperature controlled” Cube.
- When a Cube is designated as a “temperature controlled” Cube, it means that we use reasonable efforts to maintain a temperature in the building where the Cube is located of between 55 and 80 degrees Fahrenheit. The temperature control may be accomplished through any type of system including, without limitation, “swamp coolers.” You will regularly inspect the Cube and protect the Cube Contents from the growth of mold and mildew. Owner is not liable for the growth of mold or mildew on the Cube Contents.

J. Accepted Payment Method.

- Customer’s payments may be made in cash, credit card, debit card or ACH. Owner may accept other forms of payment at Owner’s sole discretion.
- Owner may refuse any form of payment other than Cash when a Customer is in default.

K. Customer Conduct While on Premises.

- Customers shall conduct themselves appropriately while on Owner’s premises. Any type of harassment toward Owner’s employees, foul language, boisterous behavior or other behavior that interferes with Owner’s business or negatively affects Owner’s employees or Customers will not be tolerated.

Stormwater Management System Operation and Maintenance Plan

Bee Safe Self-Storage
Stuart, Florida

The Bee Safe Self Storage development utilizes a series of dry retention ponds to manage stormwater runoff and provide water quality treatment. Proper maintenance of the dry retention ponds is essential to the maintain the performance and treatment capacity of the overall stormwater system.

General Maintenance

1. All stormwater pipes, catch basins, manholes, and pond inflow pipes should be inspected on a yearly basis. They should be maintained by removing built-up debris, vegetation, and repairing deteriorating structures.
2. Chemicals, oils, greases or similar wastes are NOT to be disposed of directly to the stormwater facility or through storm sewers. Dispose of these potentially dangerous materials properly by taking them to recycling facilities or to collection locations. Do not dispose of grass clippings in a storm water management system (SWMS).
3. Accumulated pond sediments may contain heavy metals such as lead, cadmium, and mercury, as well as other potentially hazardous materials. Sediments removed from storm sewers, inlets, pipes, and ponds should be disposed of at an approved facility (check with the City of Stuart Solid Waste Department or the Florida Department of Environmental Protection for disposal facilities approved to accept treatment pond sediment).
4. During any repair or maintenance activity, use care to avoid causing erosion or siltation to adjacent or off-site areas.
5. Alterations (filling, enlarging, etc.) of any part of the stormwater facility is not permitted under this maintenance plan.
6. Mosquito growth can be minimized in a SWMS by the following measures:
 - a. Do not dump grass clippings or other organic debris into a SWMS — decaying grass clippings and other decomposing vegetation create ideal conditions for breeding mosquitoes.
 - b. Clean out any obstructions that get into the system. Debris can obstruct flow and harbor mosquito eggs and larvae.
 - c. Remove water lettuce and water hyacinth, which nourish and shelter mosquito larvae.

Dry Retention Ponds

1. On a regular basis (yearly), an inspection of the pond should be made to ensure the system is working properly. Repairs may include scarifying or raking the pond bottom, or the removal of the bottom foot of soil and replacement with clean sand.
2. Mow dry detention pond frequently to prevent vegetative buildup. Pick up grass clippings after cutting.
3. Do not fertilize grass within the pond, and limit fertilization around the pond area.
4. Resod any areas where grass or sod has been removed or eroded.



Ordinance 2482-2022 Staff Report

A. Application

Bee Safe Storage CPUD Amendment Application Number: Z21050004

Applicant	Bee Safe Storage & Wine Cellar Holdings
Property Owner	Michael Novik Trust
Agent for Applicant	Lucido & Associates, Doug Fitzwater
Project Manager	Erin Wohlitka, Senior Planner
Date of Report	April 19, 2022

B. Executive Summary and Background

Executive Summary

The intent of this application is to request a CPUD Amendment to allow the construction of a three (3)-story, enclosed, 135,000-square-foot storage building and eight (8), one (1)-story storage buildings located at 1053 SE Indian Street. The subject site is generally located approximately one-half mile east of the intersection at Willoughby Road and SE Indian Street on the north side of SE Indian Street within the jurisdictional boundaries of the City of Stuart.

The Applicant is requesting three waivers. Staff recommends approval of the project.

Background

The subject property was originally voluntarily annexed by the City of Stuart City Commission via the adoption of Ordinance 1578-97 on May 26, 1998. On August 24, 1998, the City Commission adopted Ordinances 1579-97 and 1580-97 establishing the land use designation of Commercial (C) and the zoning classification of Commercial Planned Unit Development (CPUD) on the subject property. The rezoning ordinance, Ordinance 1580-97, included the exhibits for the PUD Agreement and Master Development Plan.

The uses approved via the PUD Agreement include the following:

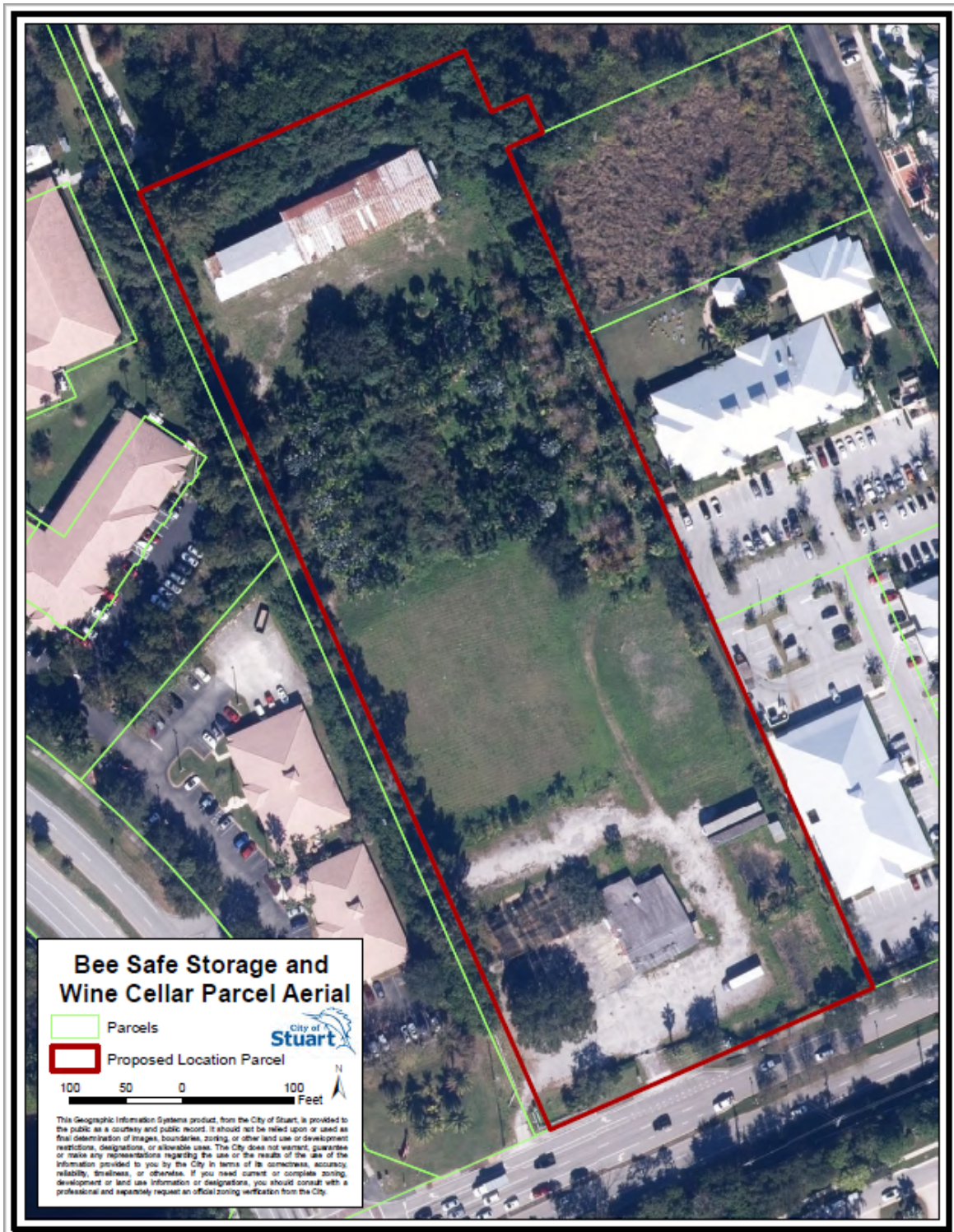
- Retail Business
- Business Professional, Medical and Veterinary Offices (indoor kennel only)
- Banks
- Theatres, Restaurants, Bars, Cocktail Lounges

- Public Buildings
- Hotels, Motels
- Gas Station
- Auto Sales
- Retail Warehouse Sales and Service (no outdoor storage)
- **Mini-Warehouse Facilities in conjunction with adjacent commercial**
- Barber and Beauty Shops
- Existing commercial nursery/garden center may continue until more than 50% of use is converted.

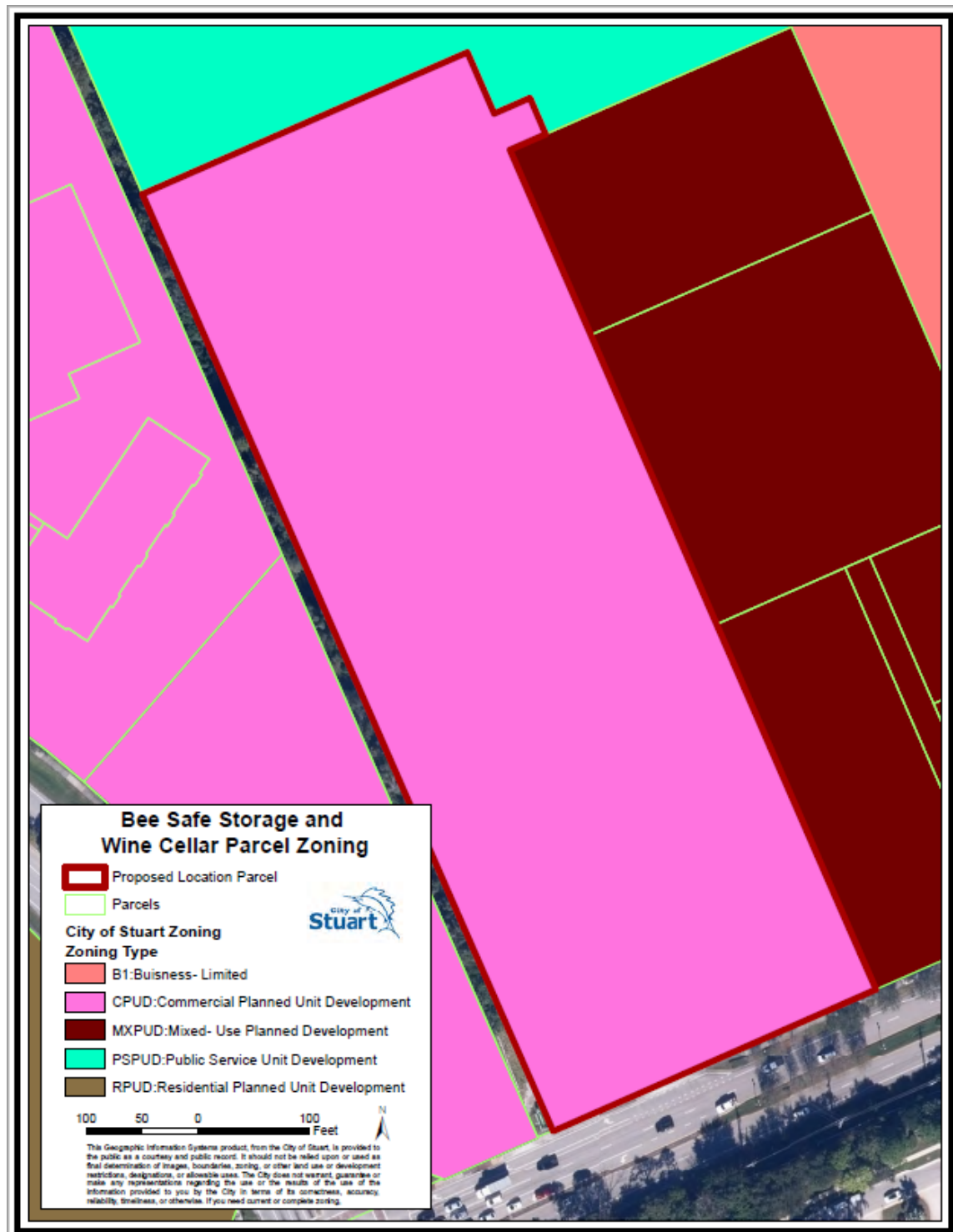
C. Location and Site Information

Address	1053 SE Indian Street, Stuart, FL
Parcel Number(s)	38-38-41-002-039-0010-8
Existing Zoning	Commercial PUD (CPUD)
Future Land Use	Commercial (C)
Site Area (acres)	6.59 acres
Present Use	Vacant (Prior use was commercial nursery)
Subject Property Land Use	Vacant Commercial
Proposed Land Use Designation	N/A
Subject Property Zoning	CPUD
Proposed Zoning District	N/A
Proposed Use	Mini Warehouse Facility
City Approvals	Building Department – Approved. Fire Department – Approved. Public Works – Approved. Police Department – Approved.
Staff Recommendation (if final report)	Complies.

Aerial Map MAP

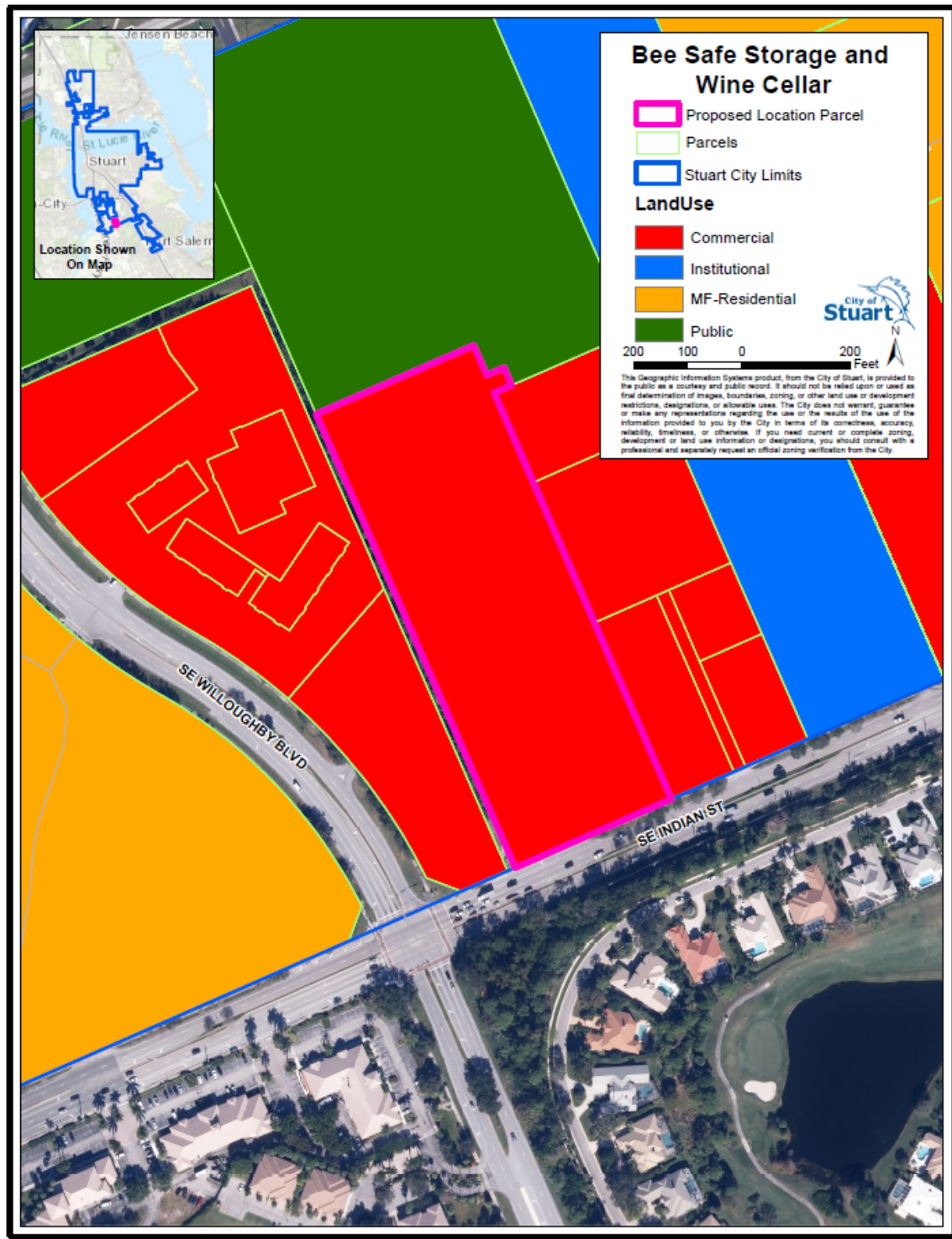


Existing Zoning MAP



Existing Future Land Use

MAP



D. Determination of compliance with Comprehensive Plan

The proposal complies with the following Objectives and Policies of the City of Stuart Comprehensive Plan:

Objective 1.A7: The Future Land Use Map establishes the optimum, overall distribution of land uses as well as can be established on a City-wide basis. The City of Stuart has designated land use categories and allowed uses for all land within the City of Stuart. The subject property has a Future Land Use of Commercial (C). This Future Land Use allows land uses and activities predominately connected with the sale, rental, and distribution of products or performance of professional and non-professional services. Includes retail sales, service establishments, business, professional and other offices, shopping centers, financial institutions, restaurants, entertainment, hotels, motels and other temporary lodging. A limited amount of Multi-Family Residential and indoor industrial uses is allowed. Mixed-use projects are allowed. Also, public facilities and electric distribution substations are allowed.

Policy 11.A1.1: The City will seek to ensure the allocation of an appropriate quantity of lands that are desirable for commercial and industrial purposes to serve future growth needs of the City.

Policy 11.A1.5: The City will encourage new commercial and industrial development.

E. Project Details

Traffic

The City's Traffic Consultant, Captec Engineering, Inc., has completed the review of the Applicant's Traffic Impact Memorandum and confirmed that the proposed development is consistent with the City's Concurrency Requirements. The proposed development is expected to generate a total of 49 trips during the morning peak hour and 51 trips during the evening peak hour. Based on the roadway impact evaluation, the proposed development is not expected to significantly impact the surrounding roadway network. The Applicant has prepared a turn lane warrant analysis that states the installation of a right turn lane at SE Indian Street is not warranted with this development.

Drainage

The City's Traffic Consultant, Captec Engineering, Inc., has completed the review of the Applicant's Stormwater Report, and has confirmed that the proposed development exceeds the City's requirements for stormwater management. Runoff from the new proposed project will be collected by new drainage basins and pipes before being directed into the two dry-retention basins. All stormwater runoffs will be stored within the onsite retention basins and infiltrated back into the groundwater table. No discharge structures are proposed within the project. The perimeter berms will be set at the 100-year 3-day storm event peak stage elevation, and the finished floors of the structures will be set at least one-foot above that peak stage. The Applicant

has prepared a stormwater maintenance plan that will be adhered to for assurance that the stormwater system will continue to perform appropriately as designed.

Existing Site Details

The subject property was used in the past as a commercial nursery. It has since been abandoned. The existing site includes trees left from when the site was in operation as a nursery. The existing site includes a one-story wood frame building fronting Indian Street and a one-story metal building in the rear of the property. Both structures have been abandoned and are proposed to be demolished. Additional existing site conditions include an overhead utility line along a portion of the Indian Street right-of-way, an asphalt parking area, and a pump house. The overhead utility line is proposed to remain, but the asphalt parking area and pump house will be removed.

Proposed Project Details

Access, Security, and Circulation

Access is granted to the site through one point of ingress/egress along Indian Street with a stamped asphalt crosswalk to delineate the change from a public right-of-way to private property. The main access drive into the subject site is ungated. Vertical security gates are proposed to restrict access into the area where the one (1)-story buildings will be located as the design of these buildings allow external access into individual units through the use of overhead garage doors. The gates connect to a security fence that continues around the perimeter of the site, excluding the rear stormwater retention area. Additional security is provided by the end user of the site through the use of a minimum of 32 high resolution cameras. The main access drive also provides a connection to a loading area for the three (3)-story building. Adequate circulation has been depicted on the submitted plans for full access into the site for the City's fire rescue and garbage vehicles.

The 6-foot-wide concrete sidewalk within the SE Indian Street Right-of-Way will remain as is, and a 6-foot-wide sidewalk connection into the site along the west side of the three (3)-story building is proposed, with 6-foot, 7-foot, and 8-foot pedestrian connections to the building. The City's Code requires 8-foot-wide sidewalks; therefore, the Applicant is requesting a waiver to deviate from the code requirements by providing a 6-foot-wide sidewalk from the existing right-of-way sidewalk into the site.

Building Area and Site Layout

The Applicant is proposing a three (3)-story, enclosed, 135,000-square-foot self-storage building along S.E. Indian Street. A total of eight (8) one (1)-story self-storage buildings with exterior garage bay access are proposed behind the three (3)-story structure and located in the center of the site. Six of the one (1)-story structures located internal to the site range from 7,572 square feet (36 storage units) to 7,987 square feet (38 units). The two one (1)-story structures located on the external portions of the site include 43 storage units and have a footprint of 9,367 square

feet. The rear of the site includes a large retention area, and a secondary retention area is proposed along the Indian Street right-of-way on the southwest corner of the site.

The three-story building is setback 31.57 feet from the south property line (S.E. Indian Street frontage). The three-story building is setback 20.97 feet from the east property line and has requested a waiver to deviate from the requirements of City Code section 2.04.04 (E)(5) that requires a 30-foot side yard setback. This waiver is only being requested for the three (3)-story building, as this code requirement only applies for structures over one (1)-story in height.

Pursuant to Section 6.01.05(G) of the City's Code, the Applicant is required to provide a pedestrian amenity on the subject site. Due to the gross floor area of the proposed buildings, the Applicant is required to provide a combination of benches, shade structures, and/or fountains. The Applicant has proposed this amenity along the S.E. Indian Street right-of-way through the provision of two benches over a herringbone paver pattern area that connects to the public sidewalk, a landscape area in between the bench area and the sidewalk, a trash receptacle, and pedestrian trellis structure for shade.

Parking

The City's code requires one (1) parking space per employee plus one (1) parking space per every 50 storage units. The proposed plan shows a total of 778 storage units. Per the City's Code, a total of 22 spaces is required for the number of storage units proposed on the subject site. The Applicant has stated they anticipate that one (1) employee will be on the property at a time; therefore, a total of 23 parking spaces is required onsite. The Applicant has provided a total of 21 spaces and is therefore requesting a waiver as a part of the approval for this minor proposed deviation from the City's code.

Pursuant to the City's parking code requirements, a total of 1 bicycle parking rack and two bicycle parking spaces are required for this development. The Applicant has exceeded this requirement by providing 2 bicycle racks and 4 bicycle parking spaces adjacent to the six-foot-wide pedestrian sidewalk.

Landscape

City staff has reviewed the proposed landscaping and the Applicant's proposal meets and exceeds the requirements set forth in the City's landscape code. The Applicant has proposed a landscape palette consisting of 100% native plant material on the subject property. The Applicant has provided a total of 151 shade trees and 50 palm trees. Additionally, the Applicant has made the effort to relocate and preserve a total of 70 Live Oak and Bald Cypress trees onsite. Foundation planting is provided along the exterior of the three (3)-story building, designed with Eagleston Holly trees, Southern Live Oaks, Sabal Palms, and grasses and groundcovers including Pink Muhly Grass and Dwarf Yaupon Holly.

Additionally, the Applicant has provided a variety of grasses, Red Maple Trees, and Bald Cypress trees within the Retention Area along the S.E. Indian Street right-of-way to aid in the filtration of

stormwater. The retention area located in the rear of the property has been planted with sod and live oak trees around the perimeter of the depression.

Since the LPA hearing on March 10, 2022, the Applicant has added to the landscape plan a few palms, small flowering trees, and flowering shrubs to the building frontage and retention/seating area.

Architecture

As previously stated within this report, the Applicant is proposing one (1), three (3)-story fully enclosed self-storage facility and eight, one (1)-story storage structures. The three-story building is 37 feet tall to the top of the roof and 44 feet tall to the top of the sign tower parapet wall. The parapets are proposed for vertical articulation as well as to conceal rooftop mechanical equipment. The southwest corner of the building includes a vast portion of glass with metal canopies. This glass façade will be transparent and provide a view into “dummy doors”. These doors are not functioning doors, they are part of an architectural style utilized by other self-storage facilities in the City. The remainder of the building incorporates the use of spandrel glass, metal canopies and overhangs, projections and recesses, tower elements, and decorative “V” joints to provide a visually appealing building that meets all elements of the City’s architectural requirements. The applicant has provided many of these elements in response to staff’s request that the Applicant address the condition of the large massing of the building.

Signage

The Applicant has provided locations for two wall signs on the three-story building: one sign on the south elevation and another on the west elevation. The Applicant has stated that the signage design meets the City’s sign code and will be submitted at time of building permit.

The Applicant has provided staff with a location and design for the proposed monument sign. The monument sign meets the setback and dimensional requirements in the City’s sign code.

Waivers

#	CODE	REQUIREMENT	PROPOSED	WAIVER REQUESTED
1	<i>Section 2.04.04 (E)(5), Nonresidential Use Common Boundary Setbacks</i>	30-foot side yard setback	20.97 feet	9.03 feet
2	<i>Section 6.01.13, Off-street Parking Schedule</i>	23 parking spaces (22 spaces for units, 1 space for employee)	21 parking spaces	2 parking spaces
3	<i>Section 6.01.04(B), Sidewalks and bikeways</i>	Eight-foot-wide sidewalks	6-foot-wide sidewalks	2 feet

- (1) The Applicant has requested a waiver for the side yard setback adjacent to the three (3)-story storage building. The Applicant has provided a cross section that depicts a dense landscape buffer in this area to offset the 9-foot setback reduction.
- (2) The Applicant has requested a waiver for the number of provided parking spaces on the subject property. As the one-story storage units are drive-up facilities with overhead garage doors, it is anticipated that the majority of the parking spaces provided will be utilized by storage unit tenants of the three (3)-story building. The three (3)-story building requires a net of 15 parking spaces out of the 22 required by code. The location of all of the 21 parking spaces provided are adjacent to the three (3)-story building and are appropriate in this location. Additionally, the Applicant has further justified this request by providing double the amount of required bicycle parking.
- (3) The Applicant has requested a waiver to deviate from the required sidewalk width. City staff has requested that the Applicant provide an 8-foot-wide sidewalk from the Indian Street right-of-way to the building, and the Applicant has responded that 6-foot-wide sidewalks are sufficient. The Applicant has provided an average of 15 feet of foundation planting in the area between the sidewalk and the building. There is sufficient space in this area for an additional two feet of sidewalk width, which may be helpful to unit tenants transporting sometimes heavy and large items into the building from their vehicles in the event the loading zone is occupied.

F. Staff Analysis

Staff has reviewed the subject petition for an amendment to the PUD located at 1053 S.E. Indian Street to allow for the proposed development program. According to the US Census, approximately 29% of the population in Martin County is 65 and older. The trend seen is that as people age, many choose to downsize to smaller homes, multi-family units, and assisted living facilities. Therefore, staff is aware that there is a demand for additional self-storage facilities in the City of Stuart. This development provides a supply of storage units to accompany existing housing developments as well as the many multi-family housing developments approved and currently under construction. The Applicant has exceeded the code requirements in regard to providing a quality stormwater management system. The Applicant has chosen to relocate many of the mature trees located onsite from when the site was utilized as a commercial nursery and provided plantings in the retention areas for filtration of runoff. The project includes a modern, three-story building that fronts the street and has met code requirements by proposing a pedestrian amenity that provides shade and seating.

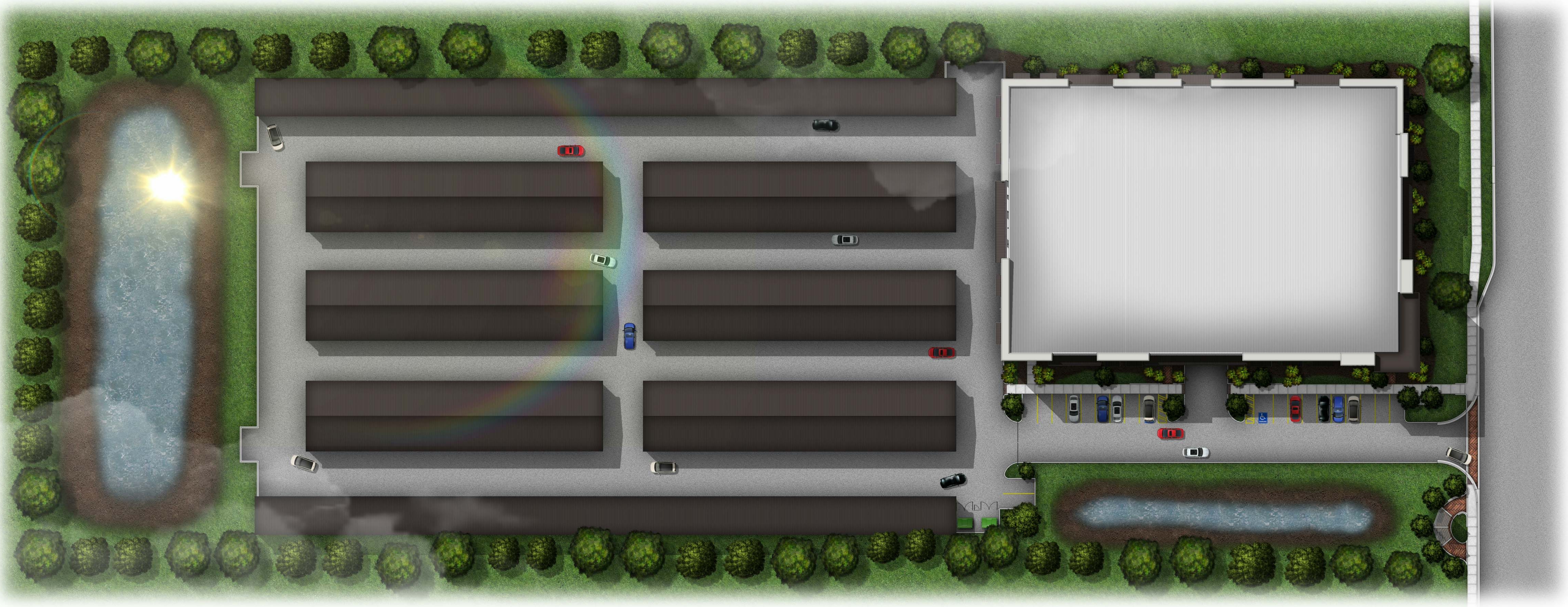
Staff recommends approval of Ordinance 2482-2022.

G. Local Planning Agency

At the Local Planning Agency (LPA) meeting on March 10, 2022, the LPA recommended denial of the subject petition to the City Commission with five (5) members recommending denial of the proposal and one (1) member in support of the proposal. The reasons given by the LPA members recommending denial were: (1) not in favor of the reduction in the side setback for the three (3)-story building, (2) the overall size/height and massing of the three (3)-story building, and (3) the use of the subject property as a self-storage facility.

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1 Site Plan Rendering
A-000 N.T.S.



3 Rendering 2
A-000 N.T.S.



2 Rendering 1
A-000 N.T.S.

PRELIMINARY
NOT FOR CONSTRUCTION
3/22/2022 9:57:26 AM

PROFESSIONAL SEAL

REVISIONS:
No. Description Date

PROJECT NAME:
Project Status
**BEE SAFE STORAGE AND
WINE CELLAR**
1053 Indian Street
Stuart, FL 34994

Issued for Construction:
Drawn By: LVT
Checked By: BJS
Issue Date:
BJS

DRAWING NAME:
Renderings

DRAWING NO.
A-000
Project No.: 21.030

City of Stuart
Development Department
121 SW Flagler Avenue
Stuart, FL 34994
Ph. 772-288-5300
Fax 772-288-5388

AFFIDAVIT ATTESTING TO NOTIFICATION

Doug Fitzwater, being first duly sworn, depose(s) and say(s):

That (I am / we are) the owner(s) or petitioner(s) of the following described property which constitutes the location for which notification is required:

1053 SE Indian Street, Stuart, FL

That a copy of the notice was sent by regular U.S. Mail on 4/22/22 to the property owners within 300 feet of the subject property.

That a list of the property owners and their addresses is on file with the City of Stuart; and

That a sign was posted on the subject property in accordance with Section 11.02.02 of the City's Land Development Code; and

That a photograph showing the placement of the notification sign be made a part of this Affidavit.

Doug Fitzwater
SIGNED (PROPERTY OWNER / AUTHORIZED AGENT)

Doug Fitzwater
SIGNED (PROPERTY OWNER / AUTHORIZED AGENT)

STATE OF FLORIDA, COUNTY OF Martin

Sworn and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 28 day of April, 2022 By

Doug Fitzwater
Personally Known OR Produced Identification

Type of Identification Produced:

Notary Public, State of FL
(Notary Seal)



Kathleen Anderson
My Commission expires:

11/31/2026

Notice to Surrounding Property Owners

Subject: **Public Hearing Before:**
City Commission

Petitioner: Bee Safe Storage and Wine Cellar

Parcel ID #: 38-38-41-002-039-00010-8

Address of Property: 1053 SE Indian Street, Stuart, FL

Proposed Request: Request to consider an amendment to the Commercial Planned Unit Development (CPUD) and site plan approval to allow the construction of a self-storage facility.

Dear Property Owner:

Please be advised that the City of Stuart will conduct a public hearing before the City Commission on **Monday, May 9th at 4:00pm and Monday, May 23rd at 5:30pm** to consider the above request.

The public hearing(s) will take place in the Stuart City Hall Commission Chambers, located at 121 S. W. Flagler Avenue in Stuart and via a Zoom link available prior to the meetings.

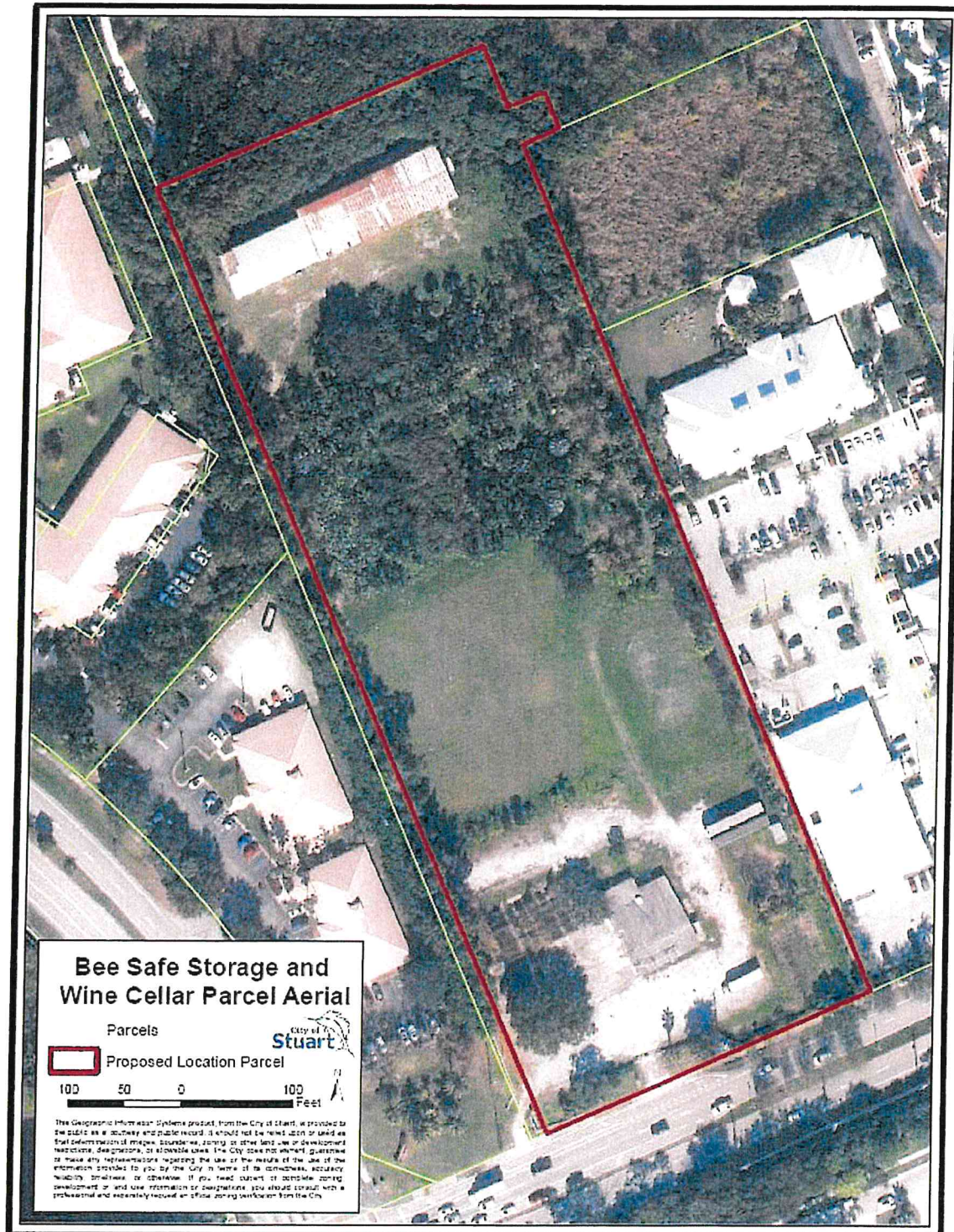
All interested parties and citizens may appear and be heard as to any and all matters pertinent to the request. A copy of the application is available for inspection at the Office of the City Development Department located at 121 S.W. Flagler Avenue in Stuart. If you have any questions regarding this notice, please feel free to call the City's Senior Planner, Erin Wohlitka, at (772) 600-1255, M-F 8:30 A.M. – 5:00 P.M.

Sincerely,

Erin Wohlitka

Erin Wohlitka
Senior Planner
ewohlitka@ci.stuart.fl.us

Location Map





Sign 1 – East Side



Sign 2 – West Side



Bee Safe Storage & Wine Cellar
April 20, 2022

The applicant has submitted a CPUD application for a proposed storage facility on a 6.59-acre parcel on SE Indian Street. The property was used as a tree nursery and farmer's market, but the property is currently vacant. Regarding the two adjacent properties along Indian Street, to the east of the property is the Commons at Indian Street, a professional office complex. To the west of the property is a professional office complex. The proposed storage facility is compatible with each of the adjacent uses.

The Bee Safe Storage is requesting approval of a three-story air-conditioned storage building along SE Indian Street and eight one-story garage access storage buildings to the rear of the property. The total floor area proposed is 195,400 sf., which includes all proposed buildings on site. Along with the storage uses, Bee Safe will sell moving and storage supplies to their customer base.

In 1997, the property was annexed into the City of Stuart and assigned a zoning category of CPUD and a land use of Commercial. The approved CPUD Zoning Ordinance 1580-97 allows for mini-storage facilities, and the proposed Bee Safe Storage & Wine Cellar Storage Facility is consistent with the approved use. The commercial land use is consistent with the CPUD zoning district and proposed use.

The proposed project is consistent with the approved CPUD and is asking for a waiver for the following items:

- A reduction in the sideyard setback as required in Section 2.04.04 (E)(5) from 30-feet to 20-feet. Please note that this section is only applicable to the 3-story building only.
- A reduction in the internal sidewalk width from eight feet to six feet as required in Section 6.01.04(B). A six foot side walk is sufficient for the proposed use
- The standard parking requirement for a mini-storage facility is as follows: 1 space per employee and 1 space per 50 storage units. Bee Safe Storage anticipates having one employee and will provide 1086 storage units, therefore the parking requirements would be 23 spaces. Bee Safe is providing 21 parking spaces, which based on their knowledge of their operations is more than sufficient for the project.

Below is how the Applicant intends to further secure the proposed site.

- The facility will include a minimum of 32 high resolution cameras that will record all movement and could be remotely viewed.
- There is a proposed security gate in the drive lane separating the single-story units from the multi-story facility. This gate can only be accessed by customers who have a security code provided by staff.

- The facility will have limited hours of access. 6:00am-10:00pm every day. There will be staff on site as well Monday-Friday 9:30am-6:00pm, Saturday 8:30am-5:00pm, Sunday 11:00am-3:00pm.
- The staff will NOT be living on the property, there are no living facilities provided.

Memorandum

To: Michael Uhazie, PE
Project Manager / Bowman Consulting

From: Andrew Petersen, PE

Andrew J. Petersen, P.E.
State of Florida, License # 75493

Date: 07/20/2021

07/22/2021

Re: Bee Safe Storage & Wine Cellar @ SE Indian St. Stuart, FL – Turn Lane Warrant Analysis

Digitally signed by Andrew Petersen
Reason: This item has been digitally signed & sealed by Andrew J. Petersen, P.E. on the date indicated here. Printed copies of this document are not considered signed & sealed and the signature must be verified on any electronic copies.
Contact Info:
apetersen@bowmanconsulting.com
Date: 2021.07.22 22:52:40-04'00'

Bowman Consulting Group (Bowman) has been retained to perform a Traffic Impact Memorandum for the proposed Bee Safe Storage & Wine Cellar to be located at 1137 SE Indian St. Stuart, Florida, see **Attachment A**. The purpose for this memorandum is to provide a summary of the anticipated trip generation and trip distribution, and to conduct a turn lane warrant analysis for the proposed Bee Safe Storage.

The scope of the Traffic Impact Assessment was coordinated with Martin County Traffic Review Staff, see **Attachment B**. This scope was also coordinated and the City of Stuart Traffic Review Staff (Captec Engineering, Inc.) via conference call.

Proposed Development

The applicant is proposing to develop the site with a 135,000 square feet Warehouse, and an additional 61,600 square feet of storage building. The Site is proposed to be developed on SE Indian St, northeast of the intersection with SE Willoughby Blvd. **Figure 1** depicts the location of the proposed development.



Figure 1 Location of site

Access to the site is proposed to be provided by one right-in/right-out driveway along SE Indian St, as depicted in **Figure 1**.

Roadway system

SE Indian St.: within the identified study area SE Indian St. is a four-lane divided urban major arterial according to the Florida Department of Transportation, Martin County Functional Classification Map. SE Indian St has a Northeast-Southwest alignment and a posted speed limit of 45 MPH.

Trip Generation and Distribution

The Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition was used to determine the number of trips generated by the land use Warehousing (Land Use 150). **Table 1** outlines the trip generation calculations for the proposed development.

Table 1 Site Trip Generation

Land Use (1)	Size	Weekday			AM			PM		
		In	Out	Total	In	Out	Total	In	Out	Total
LU 150 Warehousing	196,600	178	179	357	38	11	49	13	38	51

(1) Institute of Transportation Engineers Trip Generation (ITE), 10th Edition

Based on **Table 1**, the proposed development is expected to generate a total of 49 trips (38 entering and 11 exiting) during the morning peak hour and 51 trips during (13 entering and 38 exiting) the evening peak hour.

The anticipated trip distribution for the proposed site was developed based on review of the 2019 Traffic Volume information extracted from the Martin County *2019 Roadway Level of Service Inventory Report*.



Figure 2 Trip Distribution

Martin County *Adopted LOS D*, city of Stuart *Adopted LOS E*. As defined on Chapter 5, Section 5.2 of the Martin County Code of Ordinances, and Element II (*Transportation Element*) Objective 1 Policy 1.4 of the city of Stuart Code of Ordinances.

Table 2 presents the projected impact of the proposed development site trips in the surrounding roadway network according to the Trip Distribution presented in **Figure 2**.

Table 2 Site Trip Distribution

Roadway	Segment	Generalized Service ⁽¹⁾	Generalized Service Capacity ⁽¹⁾	Project Traffic Trip Dist %	Projected Daily Development Trips ^(2,3)	Project Traffic Impact (%)
SE Indian St	From Wiloughby Blvd to US -1	C	2,000	50%	26	1.3%
SE Indian St	From SR-76 to Wiloughby Blvd	C	2,000	29%	15	0.8%
SE Indian St	From US - 1 to SR-5	C	2,000	10%	5	0.3%
Wiloughby Blvd	North of SE Indian St.	C	2,000	11%	6	0.3%
Wiloughby Blvd	South of SE Indian St.	C	2,000	10%	5	0.3%
US-1	North of SE Indian St.	C	3,020	22%	11	0.4%
US-1	South of SE Indian St.	C	3,020	18%	9	0.3%

(1) Generalized LOS Capacity and 2019 Peak Hour Directional Volume extracted from Martin County 2019 Roadway Level of Service Inventory Report

(2) Projected Daily Development Trips were calculated using LU 150 from the ITE Trip Generation Manual. The assumed trip distribution along the roadways based on the projected site trip distribution pattern.

(3) Trip Generation Rates calculated for the PM Peak Hour

Based on **Table 2** and considering the evening peak hour was determined to be the peak hour of the proposed development, the development is not expected to significantly impact the surrounding roadway network. The proposed trips would fit in the existing traffic conditions without disrupting the current level of service. Justifying that the proposed traffic created by the proposed development should be considered acceptable without the need for any additional improvements.

Capacity Analysis

The intersection of SE Indian St & the Warehouse Driveway was analyzed for the Build Out Conditions following the Highway Capacity Manual (HCM 6th edition) methodologies using the computer software package Synchro 10. The analysis uses capacity, Level of Service, and control delay as the criteria for the performance of the intersection.

Per the city of Stuart request, the Build Out year was revised to be two years after the anticipated construction/issuance of certificate of occupancy year (2022), therefore for the purposes of this memorandum, 2024 is considered the Build Out year.

Capacity Analyses were conducted for the Build conditions (year 2024). The primary purpose for this approach was to evaluate the results in order to identify the impact of the proposed development. The capacity results are included in **Appendix C**.

The intersection is expected to operate at LOS A under No Build and Build conditions. No increases in delays are expected on the eastbound and westbound approaches with the inclusion of the proposed development. A 11.9-second delay is expected on the southbound approach (site driveway) for the morning peak hour and a 17-second delay is anticipated for the evening peak hour. Therefore, under Build

conditions, the site driveway is expected to operate at acceptable LOS C or better during the morning and evening peak hours.

The 95th queue results for the morning and evening peak hour show the queue lengths are not expected to exceed the available storage of the driveway under Build conditions.

Turn Lane Warrant Analysis

The forecasted right turn volumes at the site driveways were evaluated to determine the need for the installation of auxiliary right turn lanes to access the proposed site. The analyses were completed per the criteria set forth in the Driveway Information Guide (Chapter 7) published by the Florida Department of Transportation.

The proposed site driveway is projected to generate the following number of right turns:

- AM Peak Hour – 38
- PM Peak Hour – 13

Table 3 outlines the criteria required to meet the installation of an auxiliary right turning lane.

Table 3 Right Turn Lane Warrant Criteria Results at Proposed Site Driveways

Criteria ⁽¹⁾	Driveway 1
	Criteria Met?
45 MPH or Less - more than 80 -125 turns per hour ⁽²⁾ .	No
Over 45 MPH More than 35-55 right turns per hour ⁽²⁾ .	N/A
⁽¹⁾ FDOT Driveway Information Guide ⁽²⁾ The lower threshold of 80 right turn vehicles per hour would be most used for higher volume (greater than 600 vehicles per hour, per lane in one direction on the major roadway) or two-lane roads where lateral movement is restricted. The 125 right turn vehicles per hour upper threshold would be most appropriate on lower volume roadways, multilane highways, or driveways with a large entry radius (50 feet or greater).	

As shown in **Table 3**, the proposed site driveway 1 does not meet the conditions for a right turn lane along SE Indian St.

Table 4 presents the additional criteria provided by the FDOT Driveway information guide for the installation of a right turn lanes.

Table 4 Right Turn Lane Warrant Criteria Results at Proposed Site Driveways

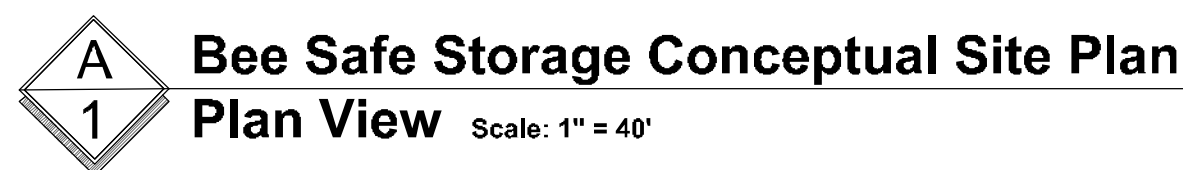
Criteria ⁽¹⁾	Driveway 1
	Criteria Met?
Facilities having a high volume of buses, trucks or trailers (2 or 3 per hour).	No
Poor internal design of a driveway facility causing potential backups in the through lanes.	No
Heavier than normal peak flows on the main roadway.	No
Very high operating speeds (such as 55 MPH or above) and in rural areas where turns are not expected by through drivers.	No
Highways with curves or hills where sight distance is impacted.	No
Gated entrances.	Yes
Crash experience, especially Rear-End Collisions.	No
Intersections or driveways just after signalized intersections where acceleration or driver expectancy would make a separate right turn lane desirable, (this would also be the case downstream soon after a dual left turn lane onto a four-lane road)	No
Severe skewed angle of intersection requiring right turn vehicle to stop greatly.	No
⁽¹⁾ FDOT Driveway Information Guide	

The criteria for gated entrances is met. However, considering the expected number of trips of this development, the queue length at the southbound approach of the intersection of site driveway and SE Indian St., and considering no additional criteria is met, the installation of a right turn lane is not warranted at this location.

Summary of findings and Conclusions

- The proposed development is expected to generate a total of 49 trips (38 entering and 11 exiting) during the morning peak hour and 51 trips during (13 entering and 38 exiting) the evening peak hour.
- It is anticipated that 50% of the site trips travel to/from West of SE Indian St.; of these, 29% are expected to/from SE Indian St., 11% are expected from/to north of SE Willoughby Blvd and 10% are expected to travel from/to north of SE Willoughby Blvd. It is anticipated that the remaining 50% of the site trips travel to/from East of SE Indian St.; of these, 10% are expected to/from SE Indian St., 22% are expected from/to north of U.S. Rte. 1 and 18% are expected to travel from/to south of U.S. Rte. 1.
- The proposed site driveway is projected to generate the following number of right turns:
 - AM Peak Hour – 38
 - PM Peak Hour – 13
- Based on the roadway impact evaluation, the proposed development is not expected to significantly impact the surrounding roadway network.
- The results of the turn lane warrant analysis are as follows:
 - The intersection is expected to operate at LOS A under No Build and Build conditions. The eastbound and westbound approach are not expected to be impact by the inclusion of the proposed development. The southbound approach is expected to operate at an acceptable LOS C or better.
 - The 95th queue results for the morning and evening peak hour show the queue lengths are not expected to exceed the available storage of the driveway under Build conditions.
- The results of the turn lane warrant analysis are as follows:
 - The proposed site driveway does not meet the conditions set by the FDOT Driveway Information Guide, not warranting a right turn lane along SE Indian St.
 - Based on the additional criteria set by the FDOT Driveway Information Guide, the criteria for gated entrances is met. However, considering the expected number of trips of this development, the queue length at the southbound approach of the intersection of site driveway and SE Indian St., and considering no additional criteria is met, the installation of a right turn lane is not warranted at this location.

Appendix A



Indian Street Storage

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Appendix B

From: Lukas Lambert <llambert@martin.fl.us>
Sent: Tuesday, February 16, 2021 2:50 PM
To: Daniela Jurado
Cc: Lisa Wichser; Damian Bono
Subject: [EXTERNAL] RE: Warehouse Stuart, FL-Traffic Impact Assessment Scope

Good afternoon Daniela,

The proposed development is within the municipal boundaries of the City of Stuart, and will need to be submitted for their review. <https://cityofstuart.us/264/Planning-Zoning-Department>

City of Stuart Development Web Map

<https://stuartfl.maps.arcgis.com/apps/webappviewer/index.html?id=0af302238bf542deaeb499ca6efcb2e>

Martin County would review and issue a right-of-way use permit should any access changes be proposed.

Luke Lambert
Traffic Engineering Manager
Public Works Department
[Martin County Board of County Commissioners](#)
772-221-2300

From: Daniela Jurado <djurado@bowmanconsulting.com>
Sent: Tuesday, February 16, 2021 2:28 PM
To: Damian Bono <dbono@martin.fl.us>
Cc: Andrew Petersen <apetersen@bowmanconsulting.com>
Subject: Warehouse Stuart, FL-Traffic Impact Assessment Scope

**Think Before You Click: This Email Originated
Outside of your organization.**

Good afternoon Mr. Bono,

My is Daniela Jurado I am an engineer working with Bowman Consulting. I am sending this email to discuss the scope of the traffic study for a proposed project near the intersection of SE Indian Street and SE Willoughby Road in the city of Stuart, Martin County.

The development in question is a proposed Warehouse with a 135,000 SF 3 story Main Building (45,000 SF per floor) and 62,400 SF of additional storage space outside the main building. Therefore based on the ITE the expected number of trips is 357 daily trips, 49 during the morning peak and 56 during the evening peak hour.

Our proposed scope is as follows:

1. Trip generation calculations for the proposed development utilizing the ITE *Trip Generation Manual, 10th Edition*

2. Traffic assignment (trip distribution) for the proposed development
3. Turn lane warrant analysis.

I have attached the proposed scope to this email. Would this be an acceptable approach for the County?

Please let me know if you have any questions, or would like to discuss these items further.

Thank you in advance,

DANIELA JURADO

Engineer I | **BOWMAN**

4450 W Eau Gallie Boulevard, Suite 144, Melbourne, FL 32934

O: (321) 255-5434 | D: (321) 270-8977 | M: (786) 370-2762

djurado@bowmanconsulting.com | bowmanconsulting.com



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TRAFFIC IMPACT STUDY WAREHOUSING, STUART FL SCOPING/METHODOLOGY STATEMENT

Scoping Meeting Date: Electronic Coordination

Applicant's Consultant: Bowman Consulting Group

Applicant's Contact information: Andrew J Petersen (321 -270 - 8983 / apetersen@bowmanconsulting.com)
Daniela Jurado (321 -270 - 8977 / djurado@bowmanconsulting.com)

(1) LOCATION OF PROPOSED PROJECT: **See Figure 1**

Municipality: City of Stuart, FL

Roadway: SE Indian Street

(2) DESCRIPTION OF PROPOSED PROJECT:

The proposed project consists on the development of a currently abandoned parcel located on the Northwest side of SE Indian St, northeast of the intersection with SE Willoughby Blvd, in the city of Stuart, Florida. The proposed development comprises a 135,000 square feet warehouse and 32,400 SF of additional storage building. Access to the development will be provided by one Right-in/Right-out driveway along SE Indian Street.

Trip generation rates were extracted from the Institute of Transportation Engineers 10th Edition. The trip generation is presented in **Table 1**. The proposed Trip Distribution is presented in **Figure 2**.

(3) PURPOSE OF THE ASSESSMENT:

The purpose for the study is to determine the number of trips generated by the proposed site; to evaluate the need of turn lanes into the site.

Turn lane warrant analyses will be completed at the proposed driveway access points along SE Indian Street. The results of the study will be summarized in a report document with graphics and back up data.

(4) DEVELOPMENT SCHEDULE:

Anticipated Opening Date: 2022

Analysis Date: 2022

(5) STUDY INTERSECTIONS (See Figure 2):

-SE Indian Street and Site Driveway 1 (Right-in/Right-out driveway)

(6) STUDY AREA TYPE: Urban: x Rural:

(7) ANALYSIS PERIODS AND TIMES:

AM Peak hour	7:00 AM - 09:00 AM
PM Peak hour	4:00 PM - 06:00 PM

(8) TRAFFIC ADJUSTMENT FACTORS:

(a) Seasonal Adjustment: N/A

(b) Annual Base Traffic Growth: N/A Source: N/A

(9) OTHER PROJECTS WITHIN STUDY AREA TO BE ADDED TO BASE TRAFFIC:

No

(10) APPROVAL OF DATA COLLECTION ELEMENTS AND METHODOLOGIES:

<u>Proposed Location</u>	<u>Period (Avg Day)</u>	<u>Type</u>
- SE Indian St, NE of int w/ Willoughby Blvd	AM/PM	Turning Movement Counts

(11) CAPACITY/LOS ANALYSIS

<u>Location</u>	<u>Period (Avg Day)</u>	<u>Type</u>
N/A		

(12) ROADWAY IMPROVEMENTS/MODIFICATIONS BY OTHERS TO BE INCLUDED:

TBD

(13) OTHER NEEDED ANALYSES:

(a) Signal Warrant Analysis:
No

(b) Required Signal Phasing/Timing Modifications:
N/A

(c) Analysis of the Need for Turning Lanes:
-SE Indian Street and Site Driveway 1 (Right-in/Right-out driveway)

(d) Turning Lane Lengths:
N/A

(e) Queuing Analysis:
N/A

(14) ADDITIONAL COMMENTS OR RECOMMENDATIONS RELATIVE TO THE SCOPE OF THIS PROJECT:

TRAFFIC IMPACT STUDY **SCOPING/METHODOLOGY STATEMENT**

FIGURE 1



TABLE 1

Land Use (1)	Size	Weekday			AM			PM		
		In	Out	Total	In	Out	Total	In	Out	Total
LU 150 Warehousing	197,400	178	179	357	38	11	49	18	38	56

(1) Institute of Transportation Engineers Trip Generation (ITE), 10th Edition

(2) Pass-by Rates of 76% for LU-960 were extracted from the ITE Trip Generation Errata.

Martin County 2019 Roadway Level of Service Inventory Report

Road Name	From	To	Type	Generalized Service Capacity	2019 Average Annual Daily Traffic	2019 Peak Hour Directional Volume	2019 Generalized LOS	Avg. Annual Growth Rate
Baker Rd	SR-5	CR-723	Class II: 2-Ln Undivided	750	5,349	243	C	1.8%
Berry Ave	Golden Bear Wy	CR-714	Class II: 2-Ln Undivided	750	3,487	177	C	1.3%
Berry Ave	CR-714	Sunset Tr	Class II: 2-Ln Undivided	750	1,809	97	C	0.5%
Britt Rd	Pine Lake Dr	SR-5	Class II: 2-Ln Undivided	750	4,565	212	C	0.6%
Citrus Blvd.	CR-714 (Martin Hwy)	Port St. Lucie Blvd.	Transitional 2-Ln Uninter /Undivided Flow	1200	5,391	469	C	7.0%
Commerce Ave	Salerno Rd	Monroe St	Class II: 2-Ln Undivided	750	6,156	393	D	3.1%
Commerce Ave	Monroe St	Indian St	Class II: 2-Ln Undivided	750	6,704	366	C	0.7%
Country Club Dr	Palm Beach County	Island Way	Class II: 2-Ln Undivided	750	2,827	134	C	0.5%
Country Club Dr	Island Way	Little Club Dr	Class II: 2-Ln Undivided	750	3,512	159	C	1.9%
County Line Rd	Little Club Dr	SR-5	Class II: 2-Ln Undivided	750	2,703	124	C	2.9%
Cove Rd	SR-76	Willoughby Blvd	Class I: 2-Ln Undivided	880	13,855	749	C	1.5%
Cove Rd	Willoughby Blvd	SR-5	Class I: 2-Ln Undivided	880	15,446	699	C	0.9%
Cove Rd	SR-5	CR-A1A	Class II: 2-Ln Undivided	750	13,161	586	D	2.5%
Cove Rd	CR-A1A	End	2-Ln Undivided Non-State	675	5,739	322	C	1.7%
CR-609 (Allapattah Rd)	SR-710	CR-714	Uninterrupted Rural Hwy: 2-Ln Undivided	740	1,892	109	A/B	3.5%
CR-609 (Allapattah Rd)	CR-714	St Lucie County	Uninterrupted Rural Hwy: 2-Ln Undivided	740	1,786	88	A/B	2.9%
CR-707 (Beach Rd)	Palm Beach County	CR-708	2-Ln Undivided Non-State	675	1,782	116	C	1.4%
CR-707 (Dixie Hwy)	CR-723/CR-707	CR-707 (Indian River Dr)	Class II: 2-Ln Undivided	750	5,383	235	C	0.8%
CR-707 (Indian River Dr)	CR-707 (Dixie Hwy)	CR-707A (Jensen Beach Blvd.)	2-Ln Undivided Non-State	675	10,521	601	D	0.5%
CR-707 (Indian River Dr)	CR-707A	SR-732	Class II: 2-Ln Undivided	750	6,007	336	C	8.0%
CR-707 (Indian River Dr)	SR-732	St. Lucie County	2-Ln Undivided Non-State	675	6,615	351	D	8.0%

Segments with shaded LOS require additional analysis.
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Martin County 2019 Roadway Level of Service Inventory Report

Road Name	From	To	Type	Generalized Service Capacity	2019 Average Annual Daily Traffic	2019 Peak Hour Directional Volume	2019 Generalized LOS	Avg. Annual Growth Rate
CR-707A (Jensen Beach Blvd)	CR-723	Skyline Dr	Class II: 4-Ln Divided	1630	23,279	1,175	D	4.5%
CR-707A (Jensen Beach Blvd)	Skyline Dr	Pineapple Way	Class II: 4-Ln Divided	1630	19,680	962	D	0.5%
CR-707A (Jensen Beach Blvd)	Pineapple Wy	CR-707	2-Ln Undivided Non-State	675	8,920	448	D	0.5%
CR-708 (Bridge Rd)	SR-76	CR-711	Uninterrupted Rural Hwy: 2-Ln Undivided	740	932	67	A/B	6.7%
CR-708 (Bridge Rd)	CR-711	I-95	Uninterrupted Rural Hwy: 2-Ln Undivided	740	3,899	246	C	8.0%
CR-708 (Bridge Rd)	I-95	Powerline Ave	Transitional 2-Ln Uninter /Undivided Flow	1200	9,172	540	C	4.9%
CR-708 (Bridge Rd)	Powerline Ave	SR-5	Class I: 2-Ln Undivided	880	10,577	588	C	4.2%
CR-708 (Bridge Rd)	SR-5	CR-A1A	2-Ln Undivided Non-State	675	9,373	570	D	0.7%
CR-708 (Bridge Rd)	CR-A1A	Gomez Ave	2-Ln Undivided Non-State	675	8,053	419	D	0.5%
CR-708 (Bridge Rd)	Gomez Ave	CR-707	Class II: 2-Ln Undivided	750	4,739	319	C	1.2%
CR-711 (Pratt Whitney Rd)	Palm Beach County	CR-708	Uninterrupted Rural Hwy: 2-Ln Undivided	740	3,278	294	C	5.5%
CR-711 (Pratt Whitney Rd)	CR-708	South Fork High School	Class I: Transitional 2-Ln Undivided	800	4,582	314	C	2.2%
CR-711 (Pratt Whitney Rd)	South Fork High School	SR-76	Class I: Transitional 2-Ln Undivided	800	6,071	290	C	4.9%
CR-713 (High Meadow Ave)	I-95	CR-714	2-Ln Uninter /Undivided Flow	1190	13,157	1,008	D	1.1%
CR-713 (High Meadow Ave)	CR-714	SR-714	Class I: 2-Ln Undivided	880	10,885	634	C	4.2%
CR-713 (High Meadow Ave)	SR-714	Murphy Rd	2-Ln Uninter /Undivided Flow	1190	12,431	577	C	2.8%
CR-714 (Martin Hwy)	SR-710	Fox Brown Rd	Uninterrupted Rural Hwy: 2-Ln Undivided	740	3,413	202	A/B	7.9%
CR-714 (Martin Hwy)	Fox Brown Rd	CR-609	Uninterrupted Rural Hwy: 2-Ln Undivided	740	3,679	194	A/B	7.4%
CR-714 (Martin Hwy)	CR-609	I-95	Uninterrupted Rural Hwy: 2-Ln Undivided	740	5,747	261	C	6.2%
CR-714 (Martin Hwy)	Florida's Turnpike	CR-713	Class I: 4-Ln Divided	2000	20,783	1,504	C	0.5%
CR-714 (Martin Hwy)	CR-713	Mapp Rd	Class I: 4-Ln Divided	2000	22,656	1,223	C	5.6%

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Martin County 2019 Roadway Level of Service Inventory Report

Road Name	From	To	Type	Generalized Service Capacity	2019 Average Annual Daily Traffic	2019 Peak Hour Directional Volume	2019 Generalized LOS	Avg. Annual Growth Rate
CR-714 (Veteran's Memorial Bridge)	Mapp Rd	SR-76	Class I: 4-Ln Divided	2000	23,957	1,622	C	6.1%
CR-723 (Savanna Rd)	CR-707	NE 24th St	Class I: 2-Ln Undivided	880	9,135	384	C	0.5%
CR-723 (Savanna Rd)	NE 24th St	CR-707A (Jensen Beach Blvd.)	Class I: 2-Ln Undivided	880	9,631	471	C	1.0%
CR-726 (Citrus Blvd)	SR-710	Greenridge Ln	Uninterrupted Rural Hwy: 2-Ln Undivided	740	2,783	126	A/B	0.5%
CR-726 (Citrus Blvd)	Greenridge Ln	CR-76A	Uninterrupted Rural Hwy: 2-Ln Undivided	740	2,488	137	A/B	0.5%
CR-76A (Citrus Blvd.)	CR-726	SR-714	Transitional 2-Ln Uninter /Undivided Flow	1200	4,269	283	A/B	8.0%
CR-76A (SW 96th St)	CR-726	Pennsylvania Ave	Transitional 2-Ln Uninter /Undivided Flow	1200	3,845	195	A/B	8.0%
CR-76A (SW 96th St)	Pennsylvania Ave	SR-76	Class I: Transitional 2-Ln Undivided	800	8,086	492	C	2.5%
CR-A1A (Dixie Hwy)	SR-5	CR-708	Class II: 2-Ln Undivided	750	3,416	192	C	4.7%
CR-A1A (Dixie Hwy)	CR-708	Osprey St	Class I: 2-Ln Undivided	880	7,552	477	C	3.7%
CR-A1A (Dixie Hwy)	Osprey St	Heritage Blvd	2-Ln Uninter /Undivided Flow	1190	6,595	393	A/B	3.1%
CR-A1A (Dixie Hwy)	Heritage Blvd	Cove Rd	2-Ln Uninter /Undivided Flow	1190	7,147	346	A/B	2.9%
CR-A1A (Dixie Hwy)	Cove Rd	Salerno Rd	Class II: 2-Ln Divided	790	12,131	617	D	3.1%
CR-A1A (Dixie Hwy)	Salerno Rd	St. Lucie Blvd	Class II: 2-Ln Undivided	750	17,261	835	F	3.3%
CR-A1A (Dixie Hwy)	St Lucie Blvd	Jefferson St	Class II: 2-Ln Undivided	750	14,108	748	D	2.9%
CR-A1A (Dixie Hwy)	Jefferson St	Indian St	Class II: 4-Ln Divided	1630	18,389	848	D	2.2%
CR-A1A (Dixie Hwy)	Indian St	SR-714	Class I: 4-Ln Divided	2000	17,161	824	C	3.1%
CR-A1A (Dixie Hwy)	SR-714	SE Fifth St	2-Ln Undivided Non-State	675	6,710	346	D	1.6%
Farm Rd	Dr Martin Luther King Jr Dr	Palm Wy	Class II: 2-Ln Undivided	750	2,817	124	C	3.2%
Fox Brown Rd	SR-710	CR-714	Uninterrupted Rural Hwy: 2-Ln Undivided	740	347	16	A/B	0.0%
Goldenrod Rd	Britt Rd	SR-732	Class II: 4-Ln Divided	1630	4,810	278	A/B	0.5%

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Martin County 2019 Roadway Level of Service Inventory Report

Road Name	From	To	Type	Generalized Service Capacity	2019 Average Annual Daily Traffic	2019 Peak Hour Directional Volume	2019 Generalized LOS	Avg. Annual Growth Rate
Goldenrod Rd	SR-732	SR-5	Class II: 2-Ln Undivided	750	6,877	402	D	1.9%
Goldenrod Rd	SR-5	Westmoreland Blvd	Class II: 2-Ln Undivided	750	4,635	295	C	3.0%
Gomez Ave	CR-708	Crossrip St	Class II: 2-Ln Undivided	750	3,732	199	C	1.4%
Gomez Ave	Crossrip St	Osprey St	Class II: 2-Ln Undivided	750	1,065	61	C	0.5%
Green River Parkway	Dixie Hwy	Baker Rd	Class II: 2-Ln Undivided	750	6,833	351	C	3.1%
Green River Parkway	Baker Rd	SR-732	Class I: 2-Ln Undivided	880	8,341	596	C	4.3%
Green River Parkway	SR-732	St. Lucie County	2-Ln Uninter /Undivided Flow	1190	8,667	576	C	1.8%
Horseshoe Point Rd	CR-A1A	Kubin Ave	2-Ln Undivided Non-State	675	5,647	285	C	0.5%
Indian St	SR-76	Willoughby Blvd	Class I: 4-Ln Divided	2000	29,306	1,729	C	4.7%
Indian St	Willoughby Blvd	SR-5	Class I: 4-Ln Divided	2000	27,852	1,236	C	2.8%
Indian St	SR-5	Commerce Ave	Class I: 4-Ln Divided	2000	22,368	995	C	0.5%
Indian St	Commerce Ave	CR-A1A	Class I: 4-Ln Divided	2000	25,515	1,199	C	2.5%
Indian St	CR-A1A	St Lucie Blvd	2-Ln Undivided Non-State	675	7,051	346	D	1.1%
Indian River Dr	Palmer St	CR-707	Class II: 2-Ln Undivided	750	7,509	374	D	3.7%
Island Way	Palm Beach County	Jupiter Road	Transitional 2-Ln Uninter /Undivided Flow	1200	4,493	302	A/B	3.4%
Island Way	Jupiter Road	Country Club Dr	Class II: 2-Ln Undivided	750	4,855	213	C	0.5%
Jack James Rd	SR-76	Blue Water Wy	Class II: 2-Ln Undivided	750	3,132	294	C	0.5%
Lares St	CR-708	CR-A1A	2-Ln Undivided Non-State	675	3,349	235	C	0.6%
Little Club Wy	Country Club Dr	Wooden Bridge Wy	2-Ln Undivided Non-State	675	2,273	103	C	0.5%
Locks Rd	Canal St	SR-76	2-Ln Undivided Non-State	675	3,667	232	C	2.0%
MacArthur Blvd	Sailfish Point	SR-A1A	2-Ln Undivided Non-State	675	5,989	368	D	6.8%

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Martin County 2019 Roadway Level of Service Inventory Report

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Mapp Rd	South End	CR-714	Class II: 2-Ln Undivided	750	5,236	249	C	0.5%
Mapp Rd	CR-714	SR-714	Class II: 2-Ln Undivided	750	11,668	557	D	0.5%
Mapp Rd	SR-714	Matheson Ave	Class II: 2-Ln Undivided	750	5,278	301	C	0.5%
Mapp Rd	Matheson Ave	North End	Class II: 2-Ln Undivided	750	7,320	314	C	0.7%
Market Pl	SR-5	Commerce Ave	Class II: 2-Ln Divided	790	4,589	254	C	0.6%
Matheson Ave	SR-714	Mapp Rd	Class II: 2-Ln Undivided	750	5,845	324	C	0.5%
Monroe St	SR-5	Commerce Ave	Class II: 2-Ln Undivided	750	1,874	161	C	3.0%
Murphy Rd	Mapp Rd	High Meadow Ave	Class II: 2-Ln Undivided	750	6,712	375	D	4.5%
Murphy Rd	High Meadow Ave	St Lucie County	Class II: 2-Ln Undivided	750	9,721	908	F	3.3%
Ocean Blvd	Flagler Ave	Palm Beach Rd	Class II: 2-Ln Divided	790	10,107	565	D	0.5%
Ocean Blvd	Palm Beach Rd	SR-714	4-Ln Divided Non-State	1465	12,415	652	C	0.5%
Osprey St	SR-5	CR-A1A	Class II: 2-Ln Undivided	750	5,203	216	C	2.3%
Osprey St	CR-A1A	Gomez Ave	Class II: 2-Ln Undivided	750	1,926	118	C	0.5%
Palm Beach Rd	SR-714	Ocean Blvd	2-Ln Divided Non-State	710	8,894	426	D	0.5%
Palm City Rd	SR-714	SR-5	Class II: 2-Ln Undivided	750	7,832	419	D	3.8%
Palmer St	CR-707	Indian River Dr	Class II: 2-Ln Undivided	750	3,111	213	C	3.8%
Pineapple Wy	CR-707A(Jensen Beach Blvd.)	SR-732	Class II: 2-Ln Undivided	750	11,820	614	D	3.9%
Pomeroy St	SR-76	Willoughby Blvd	Class II: 2-Ln Divided	790	8,781	479	D	0.5%
Pomeroy St	Willoughby Blvd	SR-5	Class II: 2-Ln Divided	790	8,687	466	D	2.3%
Salerno Rd	SR-76	Willoughby Blvd	Class I: 2-Ln Undivided	880	7,831	429	C	1.5%
Salerno Rd	Willoughby Blvd	SR-5	Class II: 2-Ln Divided	790	9,509	524	D	1.1%

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Salerno Rd	SR-5	Commerce Ave	Class II: 2-Ln Undivided	750	9,794	440	D	8.0%
Salerno Rd	Commerce Ave	CR-A1A	Class II: 2-Ln Undivided	750	7,955	346	C	0.5%
Seabbranch Blvd	Doubletree Dr	SR-5	Class I: 4-Ln Divided	2000	6,693	335	C	0.5%
Sewalls Pt Rd	SR-A1A	Palmer St	2-Ln Undivided Non-State	675	9,496	470	D	3.0%
Skyline Dr	CR-707A	CR-707	2-Ln Undivided Non-State	675	1,634	84	C	0.5%
SR-5 (US-1)	Palm Beach County	CR-A1A	Transitional 4-Ln Uninter /Divided Flow	3110	20,848	1,062	A/B	1.9%
SR-5 (US-1)	CR-A1A	CR-708	Class I: 4-Ln Divided	2000	17,201	1,001	C	3.1%
SR-5 (US-1)	CR-708	Osprey St	Class I: 4-Ln Divided	2000	24,807	1,670	C	2.2%
SR-5 (US-1)	Osprey St	Seabbranch Blvd	Class I: 4-Ln Divided	2000	23,579	1,046	C	0.6%
SR-5 (US-1)	Seabbranch Blvd	Cove Rd	Class I: 6-Ln Divided	3020	30,507	1,426	C	0.5%
SR-5 (US-1)	Cove Rd	Salerno Rd	Class I: 6-Ln Divided	3020	32,412	1,433	C	0.5%
SR-5 (US-1)	Salerno Rd	Monroe St	Class I: 6-Ln Divided	3020	40,491	1,673	C	0.5%
SR-5 (US-1)	Monroe St	Indian St	Class I: 6-Ln Divided	3020	37,491	1,859	C	0.5%
SR-5 (US-1)	Indian St	SR-714	Class I: 6-Ln Divided	3020	45,498	2,267	C	0.5%
SR-5 (US-1)	SR-714	SR-5A	Class I: 6-Ln Divided	3020	37,271	1,822	C	0.5%
SR-5 (US-1)	SR-5A(Cut-off Rd)	SR-76	Class I: 6-Ln Divided	3020	32,616	1,625	C	0.5%
SR-5 (US-1)	SR-76	Palm City Rd	Class II: 6-Ln Divided	2520	47,483	1,986	D	0.5%
SR-5 (US-1)	Palm City Rd	Joan Jefferson Wy	Class II: 6-Ln Divided	2520	54,897	2,473	D	0.5%
SR-5 (US-1)	Joan Jefferson Wy	Wright Blvd	Class I: 6-Ln Divided	3020	59,873	2,874	C	0.5%
SR-5 (US-1)	Wright Blvd	Baker Rd	Class I: 6-Ln Divided	3020	52,644	2,491	C	0.5%
SR-5 (US-1)	Baker Rd	Britt Rd	Class I: 6-Ln Divided	3020	51,826	2,481	C	0.5%

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SR-5 (US-1)	Britt Rd	SR-732	Class I: 7-Ln Divided	3530	55,878	2,898	C	0.8%
SR-5 (US-1)	SR-732	Westmoreland Blvd	Class I: 8-Ln Divided	4040	64,147	3,522	C	0.5%
SR-5 (US-1)	Westmoreland Blvd	St Lucie County	Class I: 8-Ln Divided	4040	60,343	2,721	C	0.5%
SR-710 (Warfield Blvd)	Okeechobee County	Fox Brown Rd	Uninterrupted Rural Hwy: 2-Ln Undivided	670	6,348	257	C	4.8%
SR-710 (Warfield Blvd)	Fox Brown Rd	CR-609 (Allapattah)	2-Ln Uninter /Undivided Flow	840	7,419	310	A/B	3.0%
SR-710 (Warfield Blvd)	CR-609 (Allapattah)	Van Buren	Class I: 2-Ln Undivided	870	12,335	694	C	4.0%
SR-710 (Warfield Blvd)	Van Buren	CR-726 (Citrus)	Class II: 4-Ln Divided	1710	12,335	694	A/B	4.0%
SR-710 (Warfield Blvd)	CR-726	SR-76 (Kanner)	Transitional 4-Ln Uninter /Divided Flow	2450	11,001	431	A/B	3.4%
SR-710 (Warfield Blvd)	SR-76	Palm Beach County	Transitional 4-Ln Uninter /Divided Flow	2450	6,959	258	A/B	1.4%
SR-714 (Martin Hwy)	I-95	CR-76A (Citrus)	Transitional 2-Ln Uninter /Undivided Flow	1200	13,786	735	C	5.1%
SR-714 (Martin Hwy)	CR-76A (Citrus)	Florida's Turnpike	Class I: 4-Ln Divided	2000	21,291	1,136	C	4.9%
SR-714 (Martin Downs Blvd)	Florida's Turnpike	CR-713	Class I: 4-Ln Divided	2000	20,695	1,038	C	1.7%
SR-714 (Martin Downs Blvd)	CR-713	Matheson Ave	Class I: 4-Ln Divided	2000	27,291	1,267	C	0.5%
SR-714 (Martin Downs Blvd)	Matheson Ave	Mapp Rd	Class I: 4-Ln Divided	2000	32,789	1,738	C	0.5%
SR-714 (Palm City Bridge)	Mapp Rd	SR-76	Class I: 4-Ln Divided	2000	34,751	1,989	D	0.5%
SR-714 (Monterey Rd)	SR-76	Willoughby Blvd	Class I: 4-Ln Divided	2000	22,465	1,274	C	0.5%
SR-714 (Monterey Rd)	Willoughby Blvd	Monterey Extension	Class I: 4-Ln Divided	2000	24,716	1,186	C	0.6%
SR-714 (Monterey Rd)	Monterey Extension	SR-5	Class I: 4-Ln Divided	2000	18,136	926	C	0.8%
SR-714 (Monterey Rd)	SR-5	CR-A1A	Class II: 4-Ln Divided	1630	21,333	1,099	D	0.5%
SR-714 (Monterey Rd)	CR-A1A	SR-A1A	Class I: 4-Ln Divided	1910	19,430	1,031	C	1.1%
SR-732 (Causeway Blvd)	CR-707	SR-A1A	2-Ln Uninter /Undivided Flow	1190	12,645	786	C	0.5%

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SR-732 (Jensen Beach Blvd)	SR-5	Green River Pkwy	Class I: 4-Ln Divided	2000	25,949	1,349	C	0.5%
SR-732 (Jensen Beach Blvd)	Green River Pkwy	CR-723	Class I: 4-Ln Divided	2000	23,804	1,154	C	0.5%
SR-76 (Kanner Hwy)	SR-15	SR-710	Uninterrupted Rural Hwy: 2-Ln Undivided	740	2,134	111	A/B	6.1%
SR-76 (Kanner Hwy)	SR-710	CR-708	Uninterrupted Rural Hwy: 2-Ln Undivided	740	3,412	151	A/B	0.9%
SR-76 (Kanner Hwy)	CR-708	CR-711/CR-76A	Transitional 2-Ln Uninter /Undivided Flow	1200	2,889	168	A/B	0.5%
SR-76 (Kanner Hwy)	CR-711/CR76A	Locks Rd	Class I: 4-Ln Divided	2000	13,401	831	C	1.7%
SR-76 (Kanner Hwy)	Locks Rd	Jack James	Class I: 4-Ln Divided	2000	19,231	920	C	0.5%
SR-76 (Kanner Hwy)	Jack James	Cove Rd	Class I: 6-Ln Divided	3020	43,880	2,372	C	0.6%
SR-76 (Kanner Hwy)	Cove Rd	Salerno Rd	Class I: 6-Ln Divided	3020	34,493	1,495	C	1.0%
SR-76 (Kanner Hwy)	Salerno Rd	Indian St	Class I: 6-Ln Divided	3020	30,912	1,293	C	2.6%
SR-76 (Kanner Hwy)	Indian St	SR-714	Class I: 6-Ln Divided	3020	21,116	993	C	0.5%
SR-76 (Kanner Hwy)	SR-714	SR-5	Class I: 6-Ln Divided	3020	25,158	1,006	C	0.5%
SR-A1A (Ocean Blvd)	SR-714	St Lucie Blvd	Class II: 4-Ln Divided	1630	19,437	1,081	D	0.6%
SR-A1A (Ocean Blvd)	St Lucie Blvd	Sewalls Point Rd	Class I: 4-Ln Divided	2000	23,060	1,127	C	1.0%
SR-A1A (Ocean Blvd)	Sewalls Point Rd	Macarthur Blvd	Class I: 2-Ln Divided	925	13,597	845	C	0.5%
SR-A1A (Ocean Blvd)	MacArthur Blvd	SR-732	2-Ln Uninter /Undivided Flow	1190	8,532	407	A/B	3.1%
SR-A1A (Ocean Blvd)	SR-732	St Lucie County	2-Ln Uninter /Undivided Flow	1190	14,752	870	D	1.8%
St Lucie Blvd	CR-A1A	Indian St	2-Ln Undivided Non-State	675	3,305	172	C	0.5%
St Lucie Blvd	Indian St	SR-A1A	2-Ln Undivided Non-State	675	7,524	429	D	3.3%
Westmoreland Blvd	St Lucie County	SR-5	Class II: 2-Ln Divided	790	12,271	601	D	1.0%
Willoughby Blvd	Cove Rd	Salerno Rd	Class I: 2-Ln Undivided	880	4,332	214	C	8.0%

Segments with shaded LOS require additional analysis.
The peaks are: CR-A1A (PM/SB) and Murphy Rd (PM/NB).

Martin County 2019 Roadway Level of Service Inventory Report

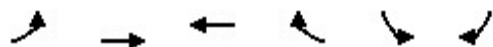
Road Name	From	To	Type	Generalized Service Capacity	2019 Average Annual Daily Traffic	2019 Peak Hour Directional Volume	2019 Generalized LOS	Avg. Annual Growth Rate
Willoughby Blvd	Salerno Rd	Pomeroy St	Class I: 2-Ln Undivided	880	9,007	544	C	5.4%
Willoughby Blvd	Pomeroy St	Indian St	Class I: 4-Ln Divided	2000	11,709	597	C	8.0%
Willoughby Blvd	Indian St	SR-714	Class I: 4-Ln Divided	2000	11,100	666	C	3.7%
Wright Blvd	SR-5	Dixie Highway	Class II: 2-Ln Undivided	750	10,460	555	D	4.3%

This document may be reproduced upon request in an alternative format by contacting the County ADA Coordinator (772) 320-3131, the County Administration Office (772) 288-5400, Florida Relay 711, or by completing our accessibility feedback form at www.martin.fl.us/accessibility-feedback

Appendix C

Lanes, Volumes, Timings
1: SE Indian St & Driveway

NO BUILD 2024-AM
07/20/2021

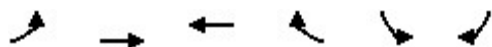


Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑↑	↑↑			↑
Traffic Volume (vph)	0	1409	849	0	0	0
Future Volume (vph)	0	1409	849	0	0	0
Lane Util. Factor	1.00	0.95	0.95	0.95	1.00	1.00
Frt						
Flt Protected						
Satd. Flow (prot)	0	3421	3421	0	0	1863
Flt Permitted						
Satd. Flow (perm)	0	3421	3421	0	0	1863
Adj. Flow (vph)	0	1532	923	0	0	0
Lane Group Flow (vph)	0	1532	923	0	0	0
Sign Control		Free	Free		Stop	
Intersection Summary						
Control Type: Unsignalized						
Intersection Capacity Utilization 42.3%				ICU Level of Service A		
Analysis Period (min) 15						

Intersection						
Int Delay, s/veh	0					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑↑	↑↑			↑
Traffic Vol, veh/h	0	1409	849	0	0	0
Future Vol, veh/h	0	1409	849	0	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	-	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	1532	923	0	0	0
Major/Minor	Major1	Major2	Minor2			
Conflicting Flow All	-	0	-	0	-	462
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	3.32
Pot Cap-1 Maneuver	0	-	-	-	0	547
Stage 1	0	-	-	-	0	-
Stage 2	0	-	-	-	0	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	-	-	-	-	-	547
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Approach	EB	WB		SB		
HCM Control Delay, s	0	0		0		
HCM LOS	A					
Minor Lane/Major Mvmt	EBT	WBT	WBR	SBLn1		
Capacity (veh/h)	-	-	-	-		
HCM Lane V/C Ratio	-	-	-	-		
HCM Control Delay (s)	-	-	-	0		
HCM Lane LOS	-	-	-	A		
HCM 95th %tile Q(veh)	-	-	-	-		

Lanes, Volumes, Timings
1: SE Indian St & Driveway

NO BUILD 2024-PM
07/20/2021

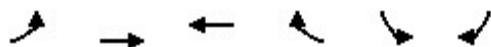


Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑↑	↑↑			↗
Traffic Volume (vph)	0	849	1409	0	0	0
Future Volume (vph)	0	849	1409	0	0	0
Lane Util. Factor	1.00	0.95	0.95	0.95	1.00	1.00
Frt						
Flt Protected						
Satd. Flow (prot)	0	3421	3421	0	0	1863
Flt Permitted						
Satd. Flow (perm)	0	3421	3421	0	0	1863
Adj. Flow (vph)	0	923	1532	0	0	0
Lane Group Flow (vph)	0	923	1532	0	0	0
Sign Control		Free	Free		Stop	
Intersection Summary						
Control Type: Unsignalized						
Intersection Capacity Utilization 42.3%				ICU Level of Service A		
Analysis Period (min) 15						

Intersection						
Int Delay, s/veh	0					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑↑	↑↑			↗
Traffic Vol, veh/h	0	849	1409	0	0	0
Future Vol, veh/h	0	849	1409	0	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	-	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	923	1532	0	0	0
Major/Minor	Major1	Major2		Minor2		
Conflicting Flow All	-	0	-	0	-	766
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	3.32
Pot Cap-1 Maneuver	0	-	-	-	0	345
Stage 1	0	-	-	-	0	-
Stage 2	0	-	-	-	0	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	-	-	-	-	-	345
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Approach	EB	WB		SB		
HCM Control Delay, s	0	0		0		
HCM LOS	A					
Minor Lane/Major Mvmt	EBT	WBT	WBR	SBLn1		
Capacity (veh/h)	-	-	-	-		
HCM Lane V/C Ratio	-	-	-	-		
HCM Control Delay (s)	-	-	-	0		
HCM Lane LOS	-	-	-	A		
HCM 95th %tile Q(veh)	-	-	-	-		

Lanes, Volumes, Timings
1: SE Indian St & Driveway

BUILD 2024-AM
07/20/2021

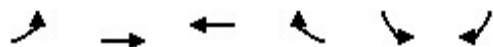


Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑↑	↑↑			↑
Traffic Volume (vph)	0	1414	849	38	0	11
Future Volume (vph)	0	1414	849	38	0	11
Lane Util. Factor	1.00	0.95	0.95	0.95	1.00	1.00
Frt			0.994			0.865
Flt Protected						
Satd. Flow (prot)	0	3421	3401	0	0	1611
Flt Permitted						
Satd. Flow (perm)	0	3421	3401	0	0	1611
Adj. Flow (vph)	0	1537	923	41	0	12
Lane Group Flow (vph)	0	1537	964	0	0	12
Sign Control		Free	Free		Stop	
Intersection Summary						
Control Type: Unsignalized						
Intersection Capacity Utilization 42.4%				ICU Level of Service A		
Analysis Period (min) 15						

Intersection						
Int Delay, s/veh	0.1					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑↑	↑↑			↗
Traffic Vol, veh/h	0	1414	849	38	0	11
Future Vol, veh/h	0	1414	849	38	0	11
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	-	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	1537	923	41	0	12
Major/Minor	Major1	Major2	Minor2			
Conflicting Flow All	-	0	-	0	-	482
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	3.32
Pot Cap-1 Maneuver	0	-	-	-	0	530
Stage 1	0	-	-	-	0	-
Stage 2	0	-	-	-	0	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	-	-	-	-	-	530
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Approach	EB	WB		SB		
HCM Control Delay, s	0	0		11.9		
HCM LOS	B					
Minor Lane/Major Mvmt	EBT	WBT	WBR	SBLn1		
Capacity (veh/h)	-	-	-	530		
HCM Lane V/C Ratio	-	-	-	0.023		
HCM Control Delay (s)	-	-	-	11.9		
HCM Lane LOS	-	-	-	B		
HCM 95th %tile Q(veh)	-	-	-	0.1		

Lanes, Volumes, Timings
1: SE Indian St & Driveway

BUILD 2024-PM
07/20/2021



Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑↑	↑↑			↑
Traffic Volume (vph)	0	868	1409	13	0	38
Future Volume (vph)	0	868	1409	13	0	38
Lane Util. Factor	1.00	0.95	0.95	0.95	1.00	1.00
Frt			0.999			0.865
Flt Protected						
Satd. Flow (prot)	0	3421	3418	0	0	1611
Flt Permitted						
Satd. Flow (perm)	0	3421	3418	0	0	1611
Adj. Flow (vph)	0	943	1532	14	0	41
Lane Group Flow (vph)	0	943	1546	0	0	41
Sign Control		Free	Free		Stop	
Intersection Summary						
Control Type: Unsignalized						
Intersection Capacity Utilization 49.4%				ICU Level of Service A		
Analysis Period (min) 15						

Intersection						
Int Delay, s/veh	0.3					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑↑	↑↑			↗
Traffic Vol, veh/h	0	868	1409	13	0	38
Future Vol, veh/h	0	868	1409	13	0	38
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	-	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	943	1532	14	0	41
Major/Minor	Major1	Major2	Minor2			
Conflicting Flow All	-	0	-	0	-	773
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	3.32
Pot Cap-1 Maneuver	0	-	-	-	0	342
Stage 1	0	-	-	-	0	-
Stage 2	0	-	-	-	0	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	-	-	-	-	-	342
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Approach	EB	WB		SB		
HCM Control Delay, s	0	0		17		
HCM LOS	C					
Minor Lane/Major Mvmt	EBT	WBT	WBR	SBLn1		
Capacity (veh/h)	-	-	-	342		
HCM Lane V/C Ratio	-	-	-	0.121		
HCM Control Delay (s)	-	-	-	17		
HCM Lane LOS	-	-	-	C		
HCM 95th %tile Q(veh)	-	-	-	0.4		



**CITY OF STUART, FLORIDA
DEVELOPMENT DEPARTMENT
PLANNED UNIT DEVELOPMENT (PUD) AMENDMENT APPLICATION**

Reviewed By: _____

Application must be legible with all relevant fields completed.

Pre-App Conference Date: On-File	Application Date: May 7, 2021
Project Name: Bee Safe Storage and Wine Cellar CPUD	
Parcel ID# 38-38-41-002-039-00010-8	Project Address: 1053 SE Indian St, Stuart, FL
Zoning/CRA Sub-district: CPUD	
Subdivision: Not applicable	Lot(s): Not applicable
Fees: Major PUD Amendment - \$3,072.00; Minor PUD Amendment: \$2,048.00; PUD Agreement Amendment (text change only): \$1,024.00 <i>(this does not include fees that may be charged as a result of application review by the City's consultants or any required recording fees)</i>	
A Major Planned Unit Development Amendment is one which shall include any one of the following; ➤ A change of two (2) percent or more in the area of any land use designations shown on the site plan; ➤ Any change in the list of proposed uses; ➤ An increase in residential density of five (5) percent or more; ➤ An increase in nonresidential Building square footage of ten (10) percent or more; ➤ A change in the boundary of the PUD district; ➤ A change in the site plan or approval regarding any area(s) set aside and designated for future development; ➤ Any other change determined by the City Development Director to have a potentially significant impact on City services or the surrounding neighborhood; ➤ An amendment of greater than twelve (12) months to an originally approved timetable of development. Such an amendment may only be approved upon good cause shown to the City Commission. Any contributions conditioned as part of the original PUD agreement shall be revisited upon application for timetable extension. A timetable extension greater than twelve (12) months will require a full concurrency review. <i>(A Minor Planned Unit Development Amendment is any amendment that is not a Major Amendment.)</i>	
Submittal Requirements: A completed application form, the payment of fees, a site plan, one (1) copy of all documents on a PDF formatted disc electronically signed and sealed, and any other information as may be required by the City Development Director in order to do a thorough review of the request. (Note: A concept plan may, at the discretion of the applicant, be submitted instead of a site plan if a site plan has not previously been approved. However, in doing so the applicant acknowledges that a site plan will need to be submitted for City Commission approval prior to making application for a development permit.) <i>(The data requirements for a site plan and a concept plan are available at the Development Department)</i>	
Approving Authority: The Development Director is required to prepare a staff report and recommendation concerning this application. For a Major PUD amendment, the Local Planning Agency (LPA) is required to hold an advertised public hearing and formulate a recommendation to the City Commission. For both types of applications, the City Commission is required to hold an advertised public hearing after which it may approve, approve with conditions, or deny the application.	
Justification: Written justification supporting the application and demonstrating how the application remains: (a) consistent with the relevant components of the City of Stuart Comprehensive Plan including concurrency with adopted levels-of-service for utilities/facilities and compatibility with existing/planned uses and (b) complies with the relevant development standards of the City of Stuart Land Development Code.	

(over)

General Information

(Please Print or Type)

1. Property Owner, Lessee, Contract Purchaser, or Applicant (circle one):

Name: Michael Novik
Title: _
Company: _
Company Address: 14900 Telegraph Road

City/State/Zip Code: Redford, MI 48239
Telephone Number: _
Facsimile Number: _
Email Address (optional): _

2. Agent of Record (if any): The following individual is designated as the Agent of Record for the property owner, lessee, or contract purchaser and should receive all correspondence related to the application review.

Name: Doug Fitzwater
Title: Landscape Architect
Company: Lucido & Associates
Company Address: 701 SE Ocean Boulevard

City/State/Zip Code: Stuart, FL 34994
Telephone Number: 772-220-2100
Facsimile Number: _
Email Address (optional): dfitzwater@lucidodesign.com

3. The Undersigned, as the Property Owner, Lessee, Contract Purchaser, or Applicant (circle one), acknowledges responsibility for all City expenses associated with the referenced application (s) including time spent by the City's consultants and further acknowledges that payment of consultant fees will be made prior to the receipt of the consultant comments.

Name: Lance Appelberg
Title: Vice President
Company: Bee Safe Storage and Wine Cellar
Company Address: 201 North Elm Street

City/State/Zip Code: Greensboro/NC/27401
Telephone Number: 336-471-8487
Facsimile Number: _
Email Address (optional): lappelberg@cipconst.com

I hereby certify that all information contained herein is true and correct.

4. Signed this 3 day of May, 2021.

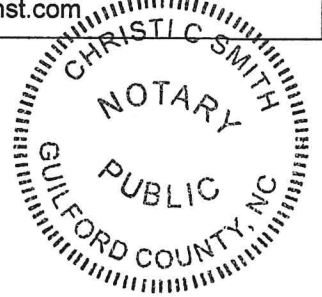
Renee Appay
Signature of Property Owner, Lessee, Contract Purchaser, or Applicant (circle one)

NC Guilford
State of ~~Florida~~, Martin County The foregoing instrument was acknowledged before me on this 3 day of May 2021

by Lance Appelberg who is personally known to me, or who has produced
personally known to me as identification and who did/did not take an oath.

Christi Curlee Smith
Notary Signature Christi Curlee Smith

Commission expires: 4/10/2023



*Michael Novik Trust Dated June 1, 1992 as Amended
14900 Telegraph Road
Redford, MI 48239*

May 11, 2021

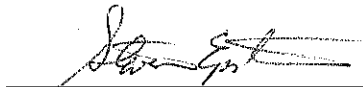
City of Stuart
Development Department
121 SW Flagler Avenue
Stuart, FL 34994

Re: Bee Safe Storage CPUD
PCN: 38-38-41-002-039-00010-8

To Whom It May Concern:

As owner of the property referenced above, please consider this correspondence formal authorization for Lucido & Associates to represent **Michael Novik** during the governmental review process of the applications.

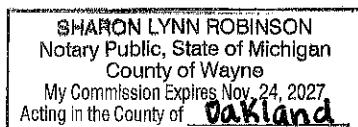
Sincerely,



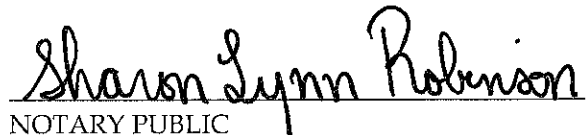
Steven Epstein, Successor Trustee of the Michael Novik Trust Dated
June 1, 1992 as amended.

STATE OF MI
COUNTY OF Oakland

The foregoing was acknowledged before me this 11th day of May, 2021,
by Steven Epstein, Successor Trustee of the Michael Novik Trust Dated June 1, 1992 as amended.
He [] is personally known to me or [] has produced _____ as
identification.



(Notarial Seal)


NOTARY PUBLIC
My Commission Expires:



**CITY OF STUART, FLORIDA
DEVELOPMENT DEPARTMENT
PLANNED UNIT DEVELOPMENT (PUD) AMENDMENT APPLICATION**

Reviewed By: _____

Application must be legible with all relevant fields completed.

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Subdivision: Not applicable	Lot(s): Not applicable
Fees: Major PUD Amendment - \$3,072.00; Minor PUD Amendment: \$2,048.00; PUD Agreement Amendment (text change only): \$1,024.00 <i>(this does not include fees that may be charged as a result of application review by the City's consultants or any required recording fees)</i>	
A Major Planned Unit Development Amendment is one which shall include any one of the following; ➤ A change of two (2) percent or more in the area of any land use designations shown on the site plan; ➤ Any change in the list of proposed uses; ➤ An increase in residential density of five (5) percent or more; ➤ An increase in nonresidential Building square footage of ten (10) percent or more; ➤ A change in the boundary of the PUD district; ➤ A change in the site plan or approval regarding any area(s) set aside and designated for future development; ➤ Any other change determined by the City Development Director to have a potentially significant impact on City services or the surrounding neighborhood; ➤ An amendment of greater than twelve (12) months to an originally approved timetable of development. Such an amendment may only be approved upon good cause shown to the City Commission. Any contributions conditioned as part of the original PUD agreement shall be revisited upon application for timetable extension. A timetable extension greater than twelve (12) months will require a full concurrency review. <i>(A Minor Planned Unit Development Amendment is any amendment that is not a Major Amendment.)</i>	
Submittal Requirements: A completed application form, the payment of fees, a site plan, one (1) copy of all documents on a PDF formatted disc electronically signed and sealed, and any other information as may be required by the City Development Director in order to do a thorough review of the request. (Note: A concept plan may, at the discretion of the applicant, be submitted instead of a site plan if a site plan has not previously been approved. However, in doing so the applicant acknowledges that a site plan will need to be submitted for City Commission approval prior to making application for a development permit.) <i>(The data requirements for a site plan and a concept plan are available at the Development Department)</i>	
Approving Authority: The Development Director is required to prepare a staff report and recommendation concerning this application. For a Major PUD amendment, the Local Planning Agency (LPA) is required to hold an advertised public hearing and formulate a recommendation to the City Commission. For both types of applications, the City Commission is required to hold an advertised public hearing after which it may approve, approve with conditions, or deny the application.	
Justification: Written justification supporting the application and demonstrating how the application remains: (a) consistent with the relevant components of the City of Stuart Comprehensive Plan including concurrency with adopted levels-of-service for utilities/facilities and compatibility with existing/planned uses and (b) complies with the relevant development standards of the City of Stuart Land Development Code.	

(over)

General Information
(Please Print or Type)

1. Property Owner, Lessee, Contract Purchaser, or Applicant (circle one):

Name: Michael Novik Trust Dated June 1, 1992 as Amended.
Title: Steven Epstein Successor Trustee-
Company: _
Company Address: 14900 Telegraph Road

City/State/Zip Code: Redford, MI 48239
Telephone Number: 248-557-7466
Facsimile Number: _
Email Address (optional): _

2. Agent of Record (if any): The following individual is designated as the Agent of Record for the property owner, lessee, or contract purchaser and should receive all correspondence related to the application review.

Name: Doug Fitzwater
Title: Landscape Architect
Company: Lucido & Associates
Company Address: 701 SE Ocean Boulevard

City/State/Zip Code: Stuart, FL 34994
Telephone Number: 772-220-2100
Facsimile Number: _
Email Address (optional): dfitzwater@lucidodesign.com

3. The Undersigned, as the Property Owner, Lessee, Contract Purchaser, or Applicant (circle one), acknowledges responsibility for all City expenses associated with the referenced application (s) including time spent by the City's consultants and further acknowledges that payment of consultant fees will be made prior to the receipt of the consultant comments.

Name: Lance Appleberg
Title:
Company:
Company Address:

City/State/Zip Code:
Telephone Number:
Facsimile Number:
Email Address (optional): lappelberg@cipconst.com

I hereby certify that all information contained herein is true and correct.

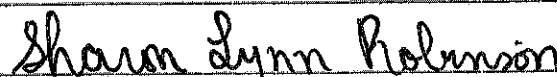
4. Signed this 11 day of MAY, 2021.



Signature of Property Owner, Lessee, Contract Purchaser or Applicant (circle one)

MICHIGAN
State of ~~Florida~~, Martin County The foregoing instrument was acknowledged before me on this 11 day of

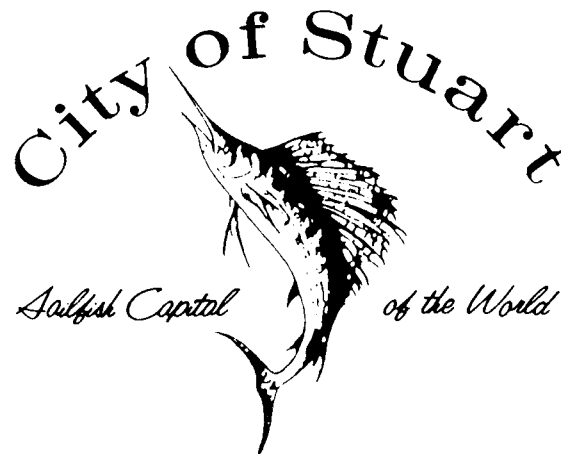
_____ by _____ who is personally known to me, or who has produced
_____ as Identification and who did/did not take an oath.



Notary Signature

Commission expires:

SHARON LYNN ROBINSON Notary Public, State of Michigan County of Wayne My Commission Expires Nov. 24, 2027 Acting in the County of <u>Oakland</u>
--



BEFORE THE CITY COMMISSION
CITY OF STUART, FLORIDA

ORDINANCE NUMBER 1578 - 97

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA PROVIDING FOR THE VOLUNTARY ANNEXATION BY THE CITY OF STUART OF ANNEXATION PARCEL #F12 BEING GENERALLY A 6.67 ACRE PARCEL OF LAND AT THE NORTHEAST CORNER OF S.E. WILLOUGHBY BOULEVARD AND S.E. INDIAN STREET IN SECTION 16, TOWNSHIP 38 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, UPON THE PETITION OF THE OWNER THEREOF; DECLARING THAT THE VOLUNTARY PETITION FOR ANNEXATION FILED PURSUANT TO FLORIDA STATUTES 171.044 BEARS THE SIGNATURE OF THE OWNER OF THE PROPERTY TO BE ANNEXED AND THAT SUCH APPLICATION COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 171, FLORIDA STATUTES; PROVIDING A CONFLICTS CLAUSE AND A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

* * * * *

WHEREAS, the City Commission of the City of Stuart, Florida has received a petition from the owner of the real property hereinafter described, that said real property be annexed into the City of Stuart, Florida pursuant to the provisions of s. 171.044, Florida Statutes; and

WHEREAS, it is the opinion of the City Commission that it is in the best interest of the City that said real property be annexed into the City.

RECORDED & VERIFIED
BY *RO*
D.C.

98 MAY 29 PM 2:16

MARSHA STILLER
CLERK OF CIRCUIT COURT
MARTIN CO. FL

01300258

NOW THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA that:

SECTION 1: The real property described in "Exhibit A," attached hereto and made a part hereof by reference, being the real property for which the voluntary annexation petition was filed for annexation pursuant to s. 171.044, Florida Statutes, be and the same is hereby annexed into the City of Stuart, Florida. A map depicting the real property annexed hereby is attached hereto and incorporated herein by reference as "Exhibit B."

SECTION 2: The City Commission hereby finds that the written petition for voluntary annexation filed with the City bears the signature of all owner of the real property to be annexed into the City of Stuart, Florida and that all requirements of Chapter 171, Florida Statutes regarding such annexation have been met.

SECTION 3: The City Clerk shall:

1. within seven (7) days after the adoption of this ordinance, file a copy of this ordinance with the Clerk of the Circuit Court in and for Martin County, Florida and with the County Administrator of Martin County, Florida; and

2. within thirty (30) days of the adoption of this this ordinance, cause the "Boundary Article" of the City Charter of the City of Stuart, Florida, being "Appendix A" to said City Charter, to be revised in accordance with the aforesaid annexation, and to cause a copy of such revision to be filed with the State of Florida Department of State.

SECTION 4: All ordinances or parts of ordinances in conflict herewith be and the same are hereby repealed to the extent of such conflict.

SECTION 5: If any provision of this ordinance or the application thereof to any person or circumstances is held to be

invalid, the invalidity shall not affect the other provisions or applications of this ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are declared severable.

SECTION 6: This ordinance shall take effect immediately upon its passage at second reading.

PASSED on first reading this 8th day of December, 1997.

ADOPTED on second reading this 26 day of May, 1998.

ATTEST

STATE OF FLORIDA
COUNTY OF DADE
CITY OF MIAMI
CLERK

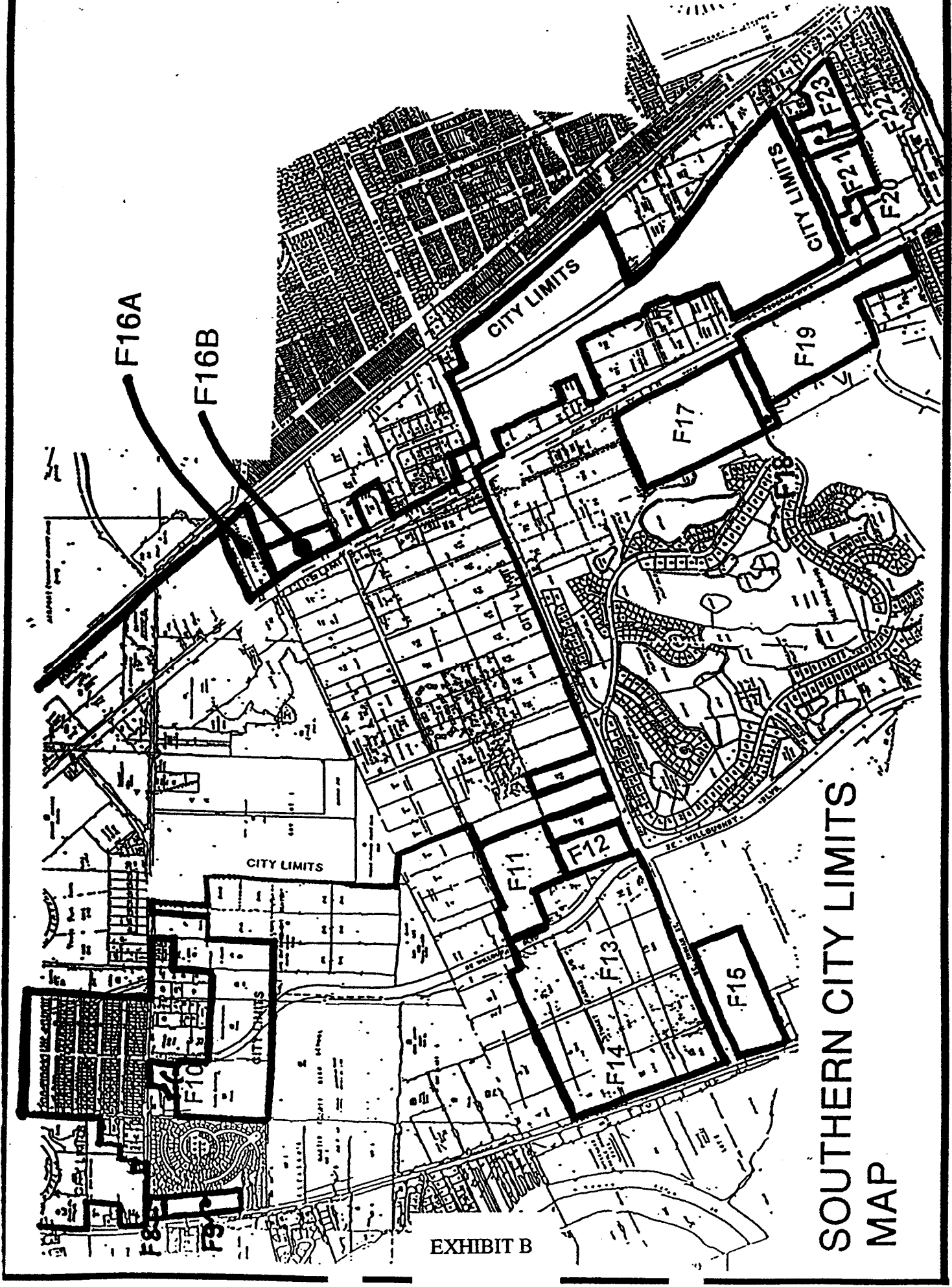
APPROVED AS TO CORRECTNESS
AND TO FORM.

CARL V.M. COFFIN
CITY ATTORNEY

JEFFREY A. KRAUSKOPF
MAYOR

LEGAL DESCRIPTION: MADYDA - F12

The West 35.00 feet of the South 35.00 feet of Tract 39, the South 95.00 feet of Tract 40 and [REDACTED] PORT SEWALL, according to the Official Map of SEWALL'S POINT LAND COMPANY'S Plat filed November 18, 1913, recorded in Plat Book 3, Page 7, Palm Beach (now Martin) County, Florida Public Records.



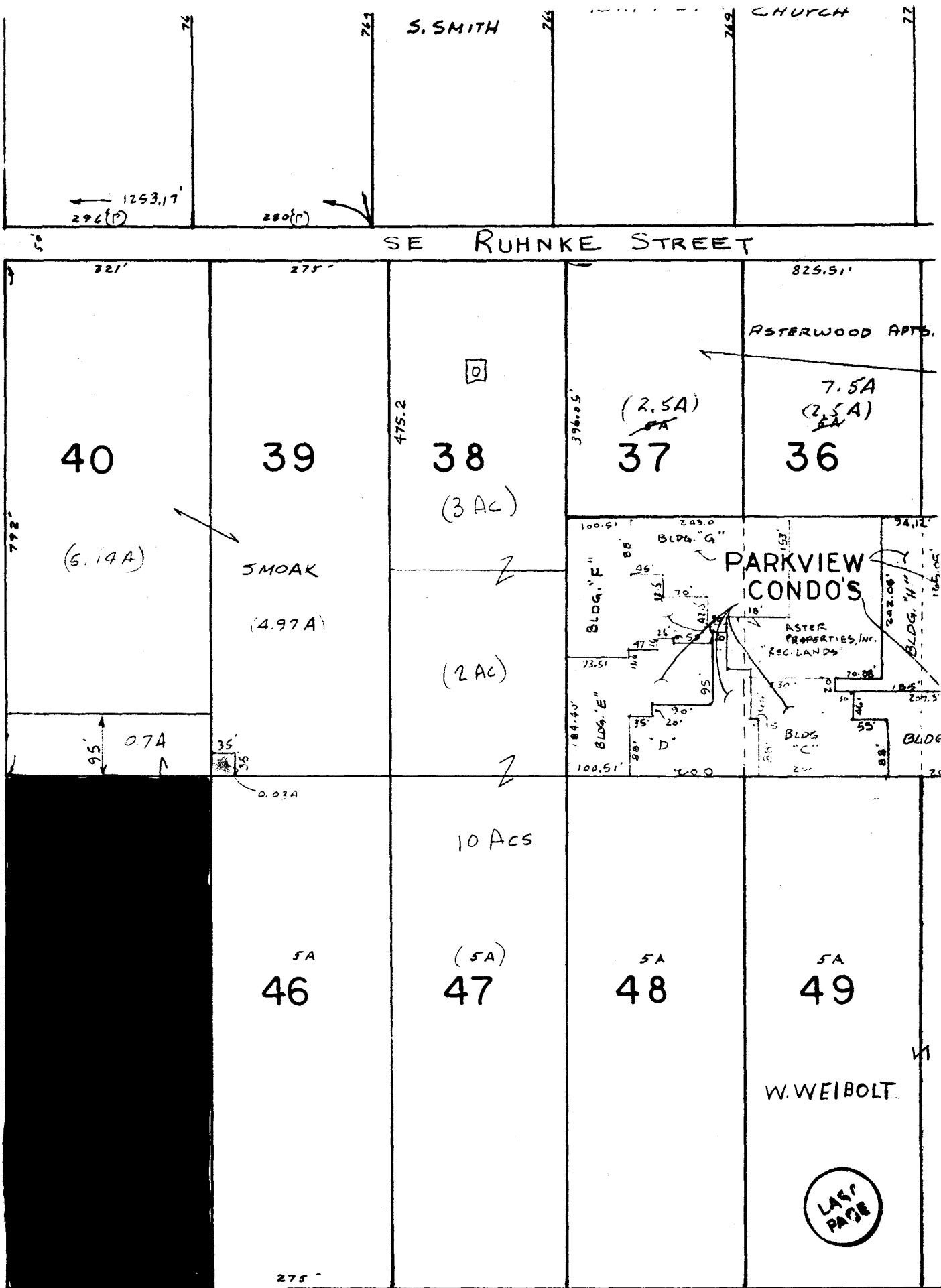
SOUTHERN CITY LIMITS
MAP

EXHIBIT B

This map has been compiled from the most authentic information available and neither Martin County nor the Office of the Tax Assessor assumes responsibility for errors or omissions contained hereon.

PAGE HG-II

MART



City of Stuart

Sailfish Capital of the World



BEFORE THE CITY COMMISSION
CITY OF STUART, FLORIDA

ORDINANCE NUMBER 1579 - 97

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA PROVIDING A LAND USE DESIGNATION OF "COMMERCIAL" ON THE CITY FUTURE LAND USE MAP OF THE CITY COMPREHENSIVE PLAN FOR ANNEXATION PARCEL #F12 BEING GENERALLY A 6.67 ACRE PARCEL OF LAND AT THE NORTHEAST CORNER OF S.E. WILLOUGHBY BOULEVARD AND S.E. INDIAN STREET IN SECTION 16, TOWNSHIP 38 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA; PROVIDING A CONFLICTS CLAUSE AND A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

* * * * *

WHEREAS, the City of Stuart, Florida annexed the real property described in "Exhibit A" attached hereto and made a part hereof by reference; and

WHEREAS, the City is authorized by law to provide a land use designation to be indicated on the Future Land Use Map being a part of the Future Land Use Element of the City of Stuart Comprehensive Plan; and

WHEREAS, the intended use of the property is consistent with land use designation set forth below as contained in the City Comprehensive Plan.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA that:

01325489
MARSHA STILLER
CLERK OF CIRCUIT COURT
MARTIN CO., FL

98 OCT -8 PM 3:56
RECORDED & VERIFIED
BY D.C.

SECTION 1: The real property described in "Exhibit A" attached hereto and made a part hereof by reference is hereby designated as "Commercial" on the Future Land Use Map of the Future Land Use Element of the Comprehensive Plan of the City of Stuart, Florida. This amendment to the Future Land Use Map is consistent with all other provisions of the City Comprehensive Plan and with the Florida Growth Management Act.

SECTION 2: The Future Land Use Map of the Future Land Use Element of the Comprehensive Plan of the City of Stuart, Florida shall be amended to reflect this amendment. A map depicting the subject real property is attached hereto as "Exhibit B."

SECTION 3: All ordinances or parts of ordinances in conflict herewith be and the same are hereby repealed to the extent of such conflict.

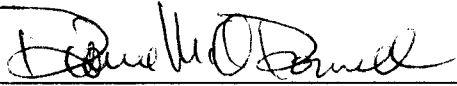
SECTION 4: If any provision of this ordinance or the application thereof to any person or circumstance is held invalid, the invalidity shall not affect the other provisions or applications which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are declared severable.

SECTION 5: The effective date of this Plan amendment shall be the date a final order is issued by the Department of Community Affairs or Administration Commission finding the amendment in compliance in accordance with Section 163.3184(9) F.S.

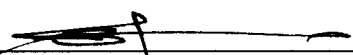
PASSED on first reading this 8th day of December, 1997.

ADOPTED on second reading this 24th day of August, 1998.

ATTEST:

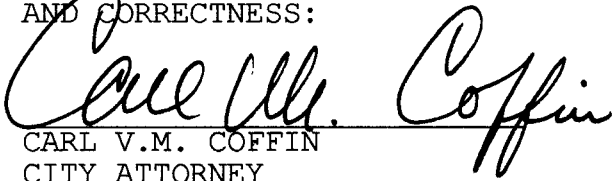


DIANNE M. O'DONNELL
CITY CLERK



JEFFREY A. KRAUSKOPF
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:



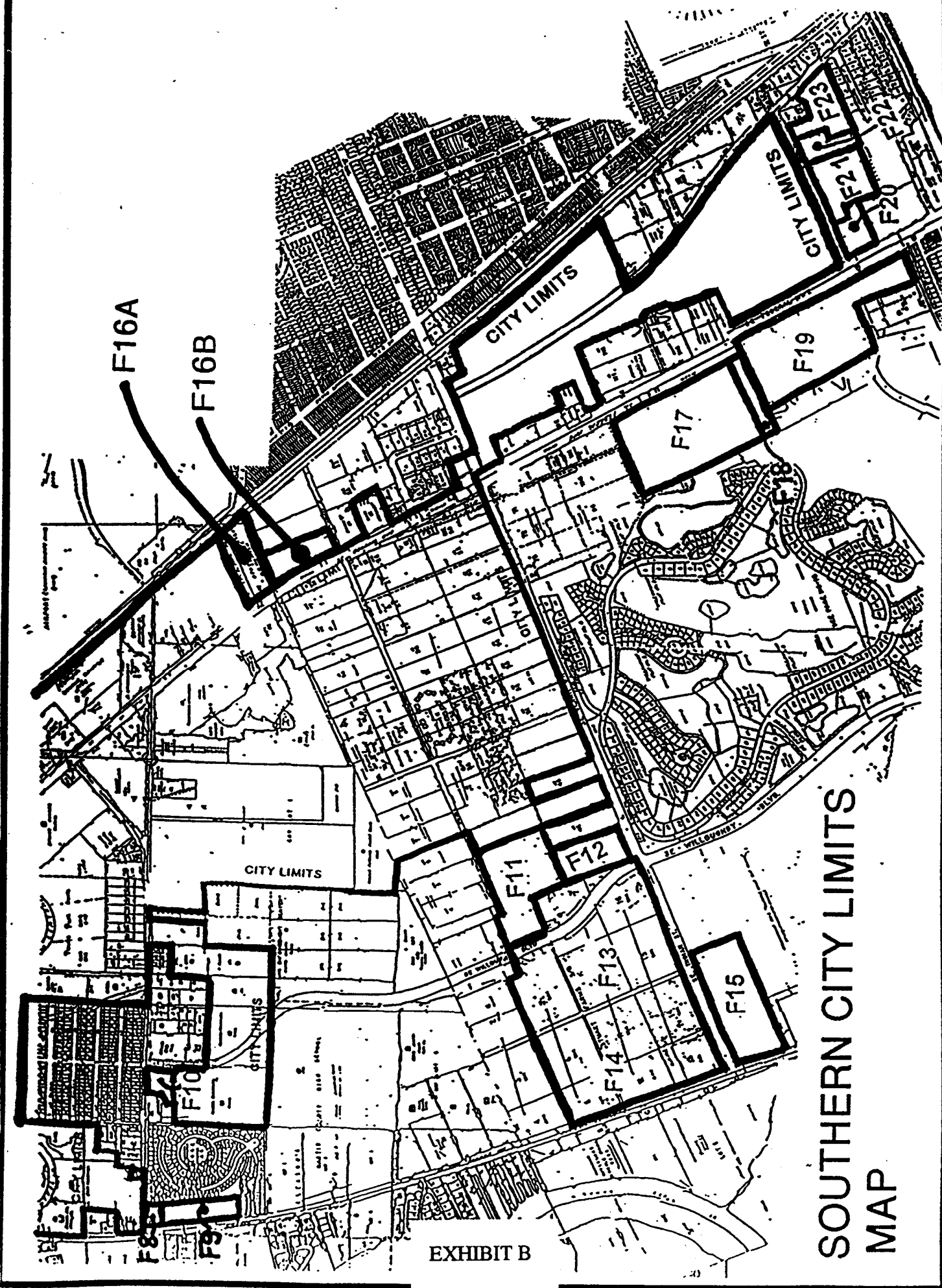
CARL V.M. COFFIN
CITY ATTORNEY

LAND USE LEGAL DESCRIPTION: MADYDA - F12

(COMMERCIAL)

The West 35.00 feet of the South 35.00 feet of Tract 39, the South 95.00 feet of Tract 40 and all of Tract 45, PORT SEWALL, according to the Official Map of SEWALL'S POINT LAND COMPANY'S Plat filed November 18, 1913, recorded in Plat Book 3, Page 7, Palm Beach (now Martin) County, Florida Public Records.

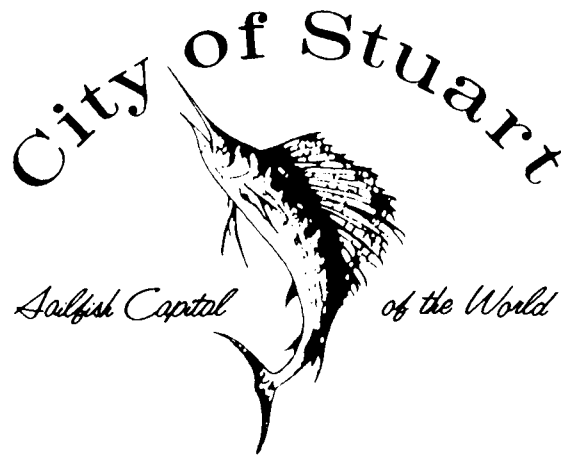
EXHIBIT "A"



SOUTHERN CITY LIMITS
MAP

EXHIBIT B

LAST
PAGE



BEFORE THE CITY COMMISSION
CITY OF STUART, FLORIDA

ORDINANCE NUMBER 1580 - 97

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA TO ESTABLISH THE ZONING CLASSIFICATION OF COMMERCIAL PLANNED UNIT DEVELOPMENT (CPUD) FOR ANNEXATION PARCEL #F12 BEING GENERALLY A 6.67 ACRE PARCEL OF LAND AT THE NORTHEAST CORNER OF S.E. WILLOUGHBY BOULEVARD AND S.E. INDIAN STREET IN SECTION 16, TOWNSHIP 38 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA; PROVIDING THAT THE ZONING MAP OF THE CITY SHALL BE AMENDED ACCORDINGLY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

* * * * *

WHEREAS, the real property described in "Exhibit A" attached hereto and made a part hereof by reference, hereinafter the "Property," has been annexed into the City by voluntary annexation pursuant to s. 171.044, Florida Statutes; and

WHEREAS, an application for the rezoning of the Property was properly filed by the owner of the Property; and

WHEREAS, the City Commission held a properly noticed hearing at a regularly scheduled City Commission meeting to consider the application for rezoning; and

WHEREAS, at the hearing the applicant showed by substantial competent evidence that the application is consistent

MARSHA STILLER
CLERK OF CIRCUIT COURT
MARTIN CO., FL.

01325490

RECORDED & VERIFIED
BY
D.C.

98 OCT -8 PM 3:56

with the Comprehensive Plan of the City and with the procedural requirements of law; and

WHEREAS, the City Commission has determined that a denial of the application to rezone the Property would serve no legitimate public purpose.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA that:

SECTION 1: The foregoing recitals are true and adopted as findings of fact and conclusions of law.

SECTION 2: A legal description of the Property is set forth in "Exhibit A" attached hereto and made a part hereof by reference. A map depicting the Property is attached hereto as "Exhibit B."

SECTION 3: The "CPUD" Commercial Planned Unit Development District zoning classification is consistent with the Comprehensive Plan of the City of Stuart, Florida.

SECTION 4: The Property is hereby zoned "CPUD" Commercial Planned Unit Development District. The zoning map of the City shall be amended in proper part to reflect this amendment.

SECTION 5: DEVELOPMENT DOCUMENTS. The following documents file in the office of the City Development Department, shall be deemed a part of the development regulations applicable to the Property:

1. The legal documents demonstrating unified control of the CPUD which are on file in the office of the City Development Department.
2. The proposed PUD agreement, a copy of which is attached hereto as "Exhibit C." The mayor and City Clerk are hereby authorized to execute the agreement on behalf of the City.
3. The Master Development Plan, a copy of which on file in

the office of the City Development Department.

SECTION 6: DEVELOPMENT CONDITIONS. No building permits or other development orders or approvals will be issued by the City for any portion of the development until:

- a. A rezoning ordinance, hereinafter "Rezoning Ordinance," approving the final development plan has been adopted by the City Commission as required by the Stuart Land Development Regulations (LDR).
- b. All conditions to issuance of building permits as provided in the Rezoning Ordinance are satisfied.
- c. Payment of the reimbursement of all City expenses as required by the LDR.
- d. Payment of all permit, rezoning and other fees and charges due the City as required by the LDR.

SECTION 7: DEVELOPMENT STANDARDS. Review of the final development plan prior to adoption of the Rezoning Ordinance shall be governed by the following standards:

- a. CPUD standards regarding circulation, parking, utilities, drainage, open space and all other applicable standards shall apply as described in the LDR except as may be modified as provided in the Rezoning Ordinance.
- b. Not less than 25% of the CPUD shall be open space as defined in the LDR. Required open space may include native vegetation areas and required landscape buffers between the CPUD and adjacent property; however, other required landscaping shall not count towards the open space requirement. In the event less than 25% of the CPUD is comprised of native vegetation area, then all existing native vegetation area shall be maintained as part of the required open space.
- c. Excluding wetlands defined by the South Florida Water Management District, not less than 25% of the total development site shall remain as undeveloped native vegetation area. The required native vegetation area may include open space areas and the landscape buffer between the site and adjacent property; however, other required landscaping shall not count towards the open space

requirement. The location of the native vegetation area shall be determined using a study of the site with consideration to the value of existing vegetation.

SECTION 8: All ordinances or parts of ordinances in conflict with this ordinance or any part thereof be and the same are hereby repealed to the extent of such conflict.

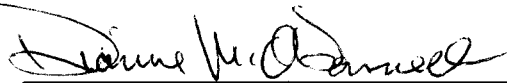
SECTION 9: If any provision of this ordinance or the application thereof to any person or circumstance is held invalid, the invalidity shall not affect other provisions or applications

SECTION 10: This ordinance shall take effect immediately upon adoption at second reading.

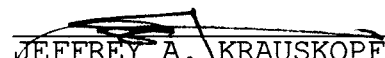
PASSED on first reading this 8th day of December, 1997.

ADOPTED on second reading this 24 day of August, 1998.

ATTEST:

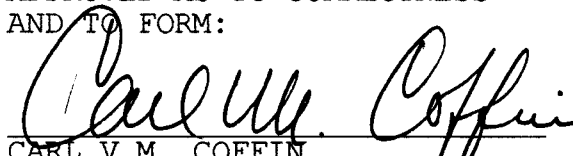


DIANNE M. O'DONNELL
CITY CLERK



JEFFREY A. KRAUSKOPF
MAYOR

APPROVED AS TO CORRECTNESS
AND TO FORM:



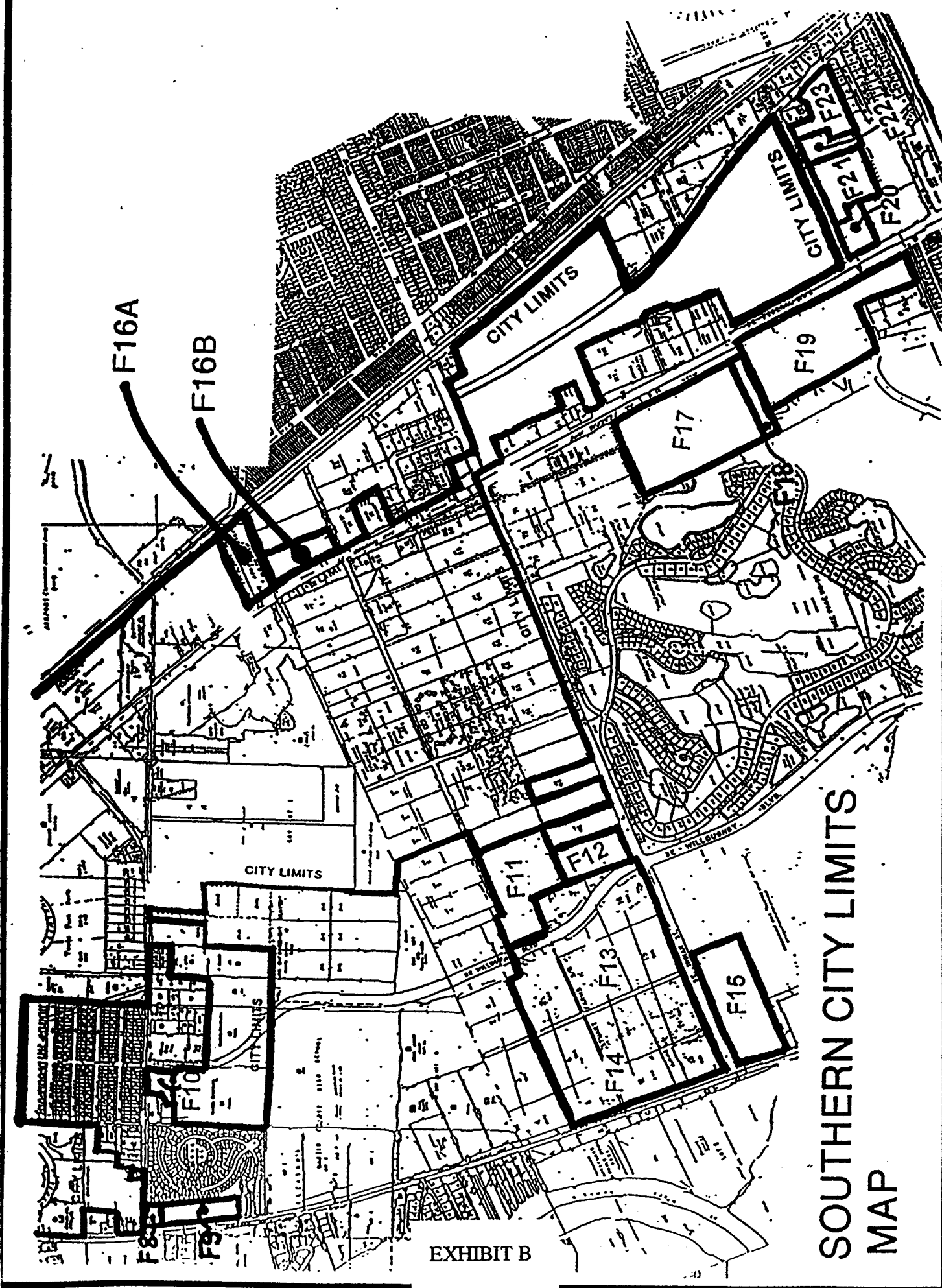
CARL V.M. COFFIN
CITY ATTORNEY

ZONING LEGAL DESCRIPTION: MADYDA - F12

(CPUD)

The West 35.00 feet of the South 35.00 feet of Tract 39, the South 95.00 feet of Tract 40 and all of Tract 45, PORT SEWALL, according to the Official Map of SEWALL'S POINT LAND COMPANY'S Plat filed November 18, 1913, recorded in Plat Book 3, Page 7, Palm Beach (now Martin) County, Florida Public Records.

EXHIBIT "A"



SOUTHERN CITY LIMITS
MAP

EXHIBIT B

Bm
9/12/97

F12

MASTER COMMERCIAL PLANNED UNIT DEVELOPMENT AGREEMENT

This Master Commercial Planned Unit Development Agreement, hereinafter "Agreement," is entered into this 28th day of AUG, 1998 by and between BERNARD MADYDA

_____, hereinafter referred to as "Developer," and the City of Stuart, a municipal corporation of the State of Florida, hereinafter the "City."

1. DEVELOPMENT SITE. The Developer is the sole and exclusive owner of the real property described as:

SEE ATTACHED

[insert legal description or attach]

The real property described above is hereinafter referred to as the "Subject Property." A survey of the Subject Property is attached hereto as "Attachment A."

2. DESIRE OF DEVELOPER. The Developer desires to develop the Subject Property as a Commercial Planned Unit Development, hereinafter "CPUD," as described in the Stuart Land Development Regulations, hereinafter the "LDR," and that the Subject Property be zoned CPUD District.

3. INTENT OF DEVELOPER. As required by the LDR, it is the intention of the Developer that this Agreement constitute a "Master PUD Agreement" as that term is used in the LDR. The developer will submit to the City any and all documents requested by the City Development Director, the City Planning Board and the City Commission in the course of the PUD review by the City. The Developer will follow the PUD zoning procedures set forth in the LDR.

4. USES. The uses to be located on the Subject Property within the CPUD shall be limited to the following:

- a)
- b)
- c)
- d)
- e)
- f)
- g)
- h)
- i)
- j)
- k)
- l)
- m)
- n)
- o)

SEE ATTACHED

5. IMPERVIOUS AREA. Development of the Subject Property as a CPUD shall include an impervious area of not more than sixty-five percent (65%) of the total development site within the CPUD.

6. BUILDING HEIGHT. The maximum building height within the CPUD shall be 45 feet above existing grade. Height shall be measured from the mean high roof line.

EXHIBIT C

Bm
9/12/97

7. **OPEN SPACE.** Not less than 25% of the CPUD shall be open space as defined in the City Land Development Regulations. Required open space may include native vegetation areas and landscape buffers between the CPUD and adjacent property; however, other required landscaping shall not count towards the open space requirement. In the event that less than 25% of the CPUD is comprised of native vegetation area, than all existing native vegetation area shall be maintained as part of the required open space.
8. **NATIVE VEGETATION.** Excluding wetlands defined by the South Florida Water Management District, not less than 25% of the total development site shall remain as undeveloped native vegetation area. The required native vegetation area may include open space areas and the landscape buffer between the site and adjacent property; however, other required landscaping shall not count towards the native vegetation requirement. The location of the native vegetation area shall be determined using a study of the site with consideration to the value of existing vegetation.
9. **TREE SURVEY.** The Developer shall provide a certified tree survey prior to or with the submittal of the final site plan to determine the existence on the Subject Property of any of the protected species listed in the LDR. The survey shall identify the type and size of protected and specimen trees.
10. **LANDSCAPE REQUIREMENTS.** The landscaping within the CPUD shall meet the requirements of the City Land Development Regulations; however, additional landscaping may be required by the City in the event the Developer proposes to vary from the minimum requirements of the Land Development Regulations for any portion of the CPUD.
11. **PARKING.** Parking within the CPUD shall comply with the LDR. Parking areas shall be interconnected throughout the CPUD and, where feasible, with adjacent properties.
12. **PEDESTRIAN ACCESS ROUTES.** All buildings and structures shall have a walkway connection with the off-site sidewalk system.
13. **SIGNAGE.** All signs to be located within the CPUD shall comply with the LDR.
14. **INGRESS/EGRESS.** The CPUD shall be designed to limit the number of curb-cuts required for ingress and egress to and from the CPUD.
15. **BUILDING SPECIFICATIONS.** No trailers, pre-fabricated or modular structures shall be permitted except on a temporary basis to assist in development and with rentals and sales of realty within the CPUD. Such trailers or structures shall be removed within thirty days of a direction to do so issued by the City Development Director. Failure to remove such a trailer or structure accordingly shall be deemed a violation of the City Code.
16. **ARCHITECTURAL CHARACTERISTICS.** The architectural theme and materials of the development within the CPUD may be submitted and reviewed in conjunction with the final site plan.
17. **STATEMENT OF COMMITMENT TO COMPLY WITH CITY COMPREHENSIVE PLAN AND LDR.** Subject to the provisions of the LDR, the Developer shall comply with all requirements of the City Comprehensive Plan and of the LDR including but not limited to, landscaping, parking, stormwater management, resource protection, fire regulations, and planned unit development regulations applicable to the Property at time of permitting.
18. **BUILDING PERMITS.** No building permits shall be issued by the City for any development within the CPUD District until a final development plan has been submitted and approved by the City in accordance with the LDR.
19. **ADDITIONAL TERMS AND CONDITIONS.**
 - a) To promote harmonious and compatible development within the City, site plan review for the property shall incorporate the Site Design Qualitative Development Standards pursuant to Section 11.02.08 of the City Land Development Regulations.

bm
9/12/97

- b) This agreement does not in any way indicate sufficient infrastructure capacity or adequate public facilities for the development of the Subject Property or any portion thereof.
- c) All utilities, including but not limited to electricity, cable television, telephone, water and sanitary sewer, shall be located underground.
- d) This Agreement is not intended to be an all-inclusive list of development restrictions and conditions or in any way preclude the City from imposing any additional development restrictions or conditions at the time of zoning and final site plan review and approval.
- e) The terms and conditions of this Agreement shall inure to the benefit of and be binding upon Developer, its successors and assigns.
- f) Nothing in this Agreement shall be deemed to constitute CPUD zoning or to commit the City to approve CPUD zoning or the final site plan.
- g) Nothing in this Agreement shall constitute a vesting of development rights. This Agreement is simply a statement of present intentions and understanding of the Developer.

Signed, sealed and delivered
in the presence of:

Trish Perron
Signature

Donna O'Snell
Signature

Print Name

ATTEST:
Donna O'Snell
CITY CLERK

APPROVED AS TO FORM
AND CORRECTNESS:

Carl V.M. Coffin
CARL V.M. COFFIN
CITY ATTORNEY

DEVELOPER

By: Bernard Madyda
Print Name
BERNARD MADYDA

CITY OF STUART

[Signature]
MAYOR

pm
9/12/97

- A: Retail Businesses
- B: Business Professional , Medical and veterinary offices (indoor kennel only)
- C: Banks
- D: Theatres, Restuarants, Bars, Cocktail Lounges
- E: Public Buildings
- F: Hotels, Motels
- G: Gas Station
- H: Auto Sales
- I: Retail Warehouse Sales and Service (no outdoor storage)
- J: Mini-Warehouse facilities in conjunction with adjacent commercial
- K: Barber and Beauty Shops
- L: Existing commercial nursery/garden center may continue until more than 50% of use is converted.



Staff Review

A. Application

Bee Safe Storage CPUD Amendment Application Number: Z21050004

Applicant	Bee Safe Storage & Wine Cellar Holdings
Property Owner	Michael Novik Trust
Agent for Applicant	Lucido & Associates, Doug Fitzwater
Project Manager	Erin Wohlitka, Senior Planner
Date of Report	February 4, 2022

B. Project Description

The intent of this application is to request a CPUD Amendment to allow the construction of a three (3)-story enclosed storage building and eight (8), one (1)-story storage buildings located at 1053 SE Indian Street. The subject site is generally located approximately one-half mile east of the intersection at Willoughby Road and SE Indian Street on the north side of SE Indian Street within the jurisdictional boundaries of the City of Stuart.

The subject property was originally voluntarily annexed by the City of Stuart City Commission via the adoption of Ordinance 1578-97 on May 26, 1998. On August 24, 1998, the City Commission adopted Ordinances 1579-97 and 1580-97 establishing the land use designation of Commercial (C) and the zoning classification of Commercial Planned Unit Development (CPUD) on the subject property. The rezoning ordinance, Ordinance 1580-97, included the exhibits for the PUD Agreement and Master Development Plan.

The uses approved via the PUD Agreement include the following:

- Retail Business
- Business Professional, Medical and Veterinary Offices (indoor kennel only)
- Banks
- Theatres, Restaurants, Bars, Cocktail Lounges
- Public Buildings
- Hotels, Motels
- Gas Station
- Auto Sales

- Retail Warehouse Sales and Service (no outdoor storage)
- Mini-Warehouse Facilities in conjunction with adjacent commercial
- Barber and Beauty Shops
- Existing commercial nursery/garden center may continue until more than 50% of use is converted.

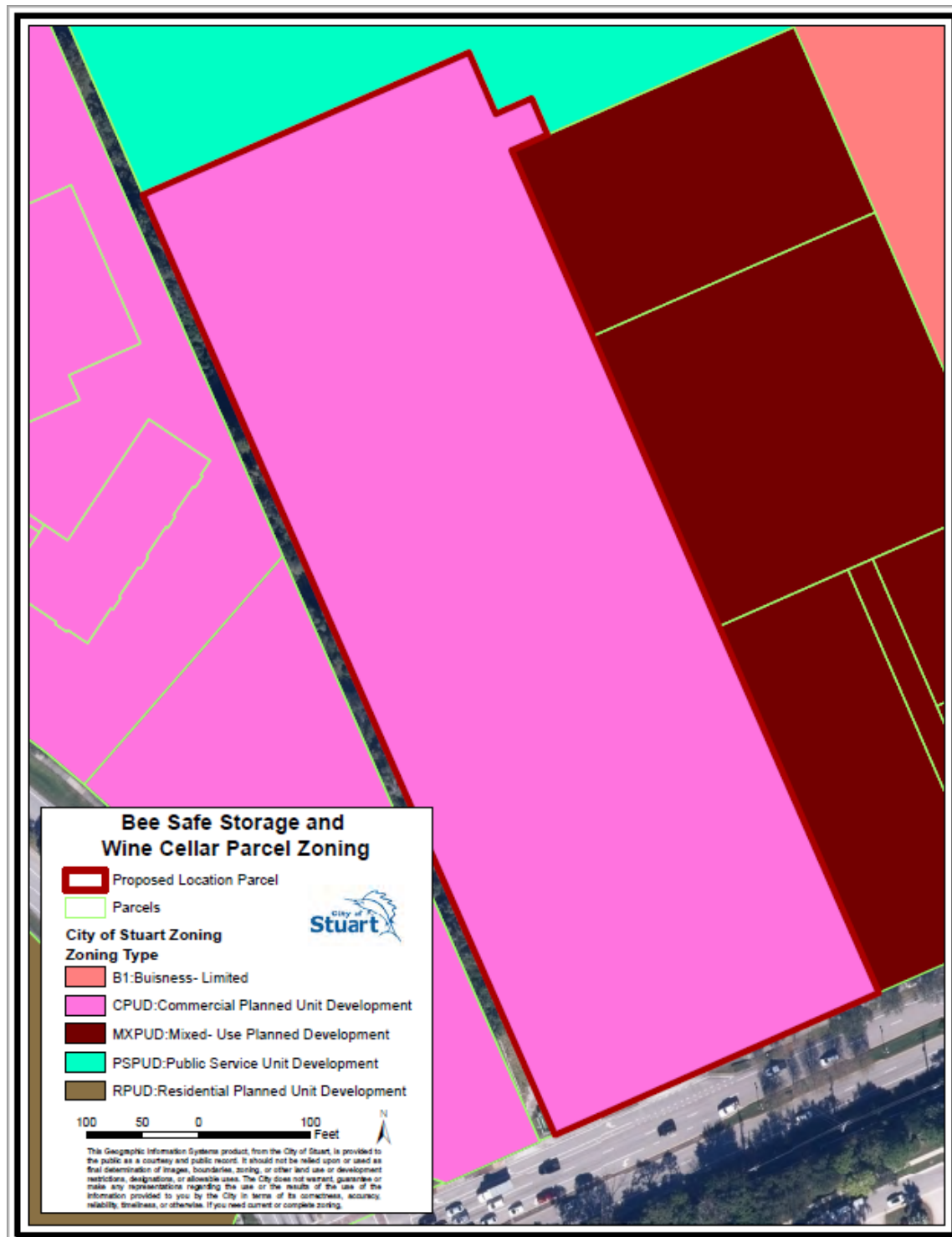
C. Location and Site Information

Address	1053 SE Indian Street, Stuart, FL
Parcel Number(s)	38-38-41-002-039-0010-8
Existing Zoning	Commercial PUD (CPUD)
Future Land Use	Split Commercial (C) and Public (P)
Site Area (acres)	6.59 acres
Present Use	Vacant (Prior use was commercial nursery)
Subject Property Land Use	Vacant Commercial
Proposed Land Use Designation	N/A
Subject Property Zoning	CPUD
Proposed Zoning District	N/A
Proposed Use	Mini Warehouse Facility
City Approvals	Building Department – Approved. Fire Department – Failed. Public Works – Failed. Police Department – Failed.
Staff Recommendation (if final report)	N/A

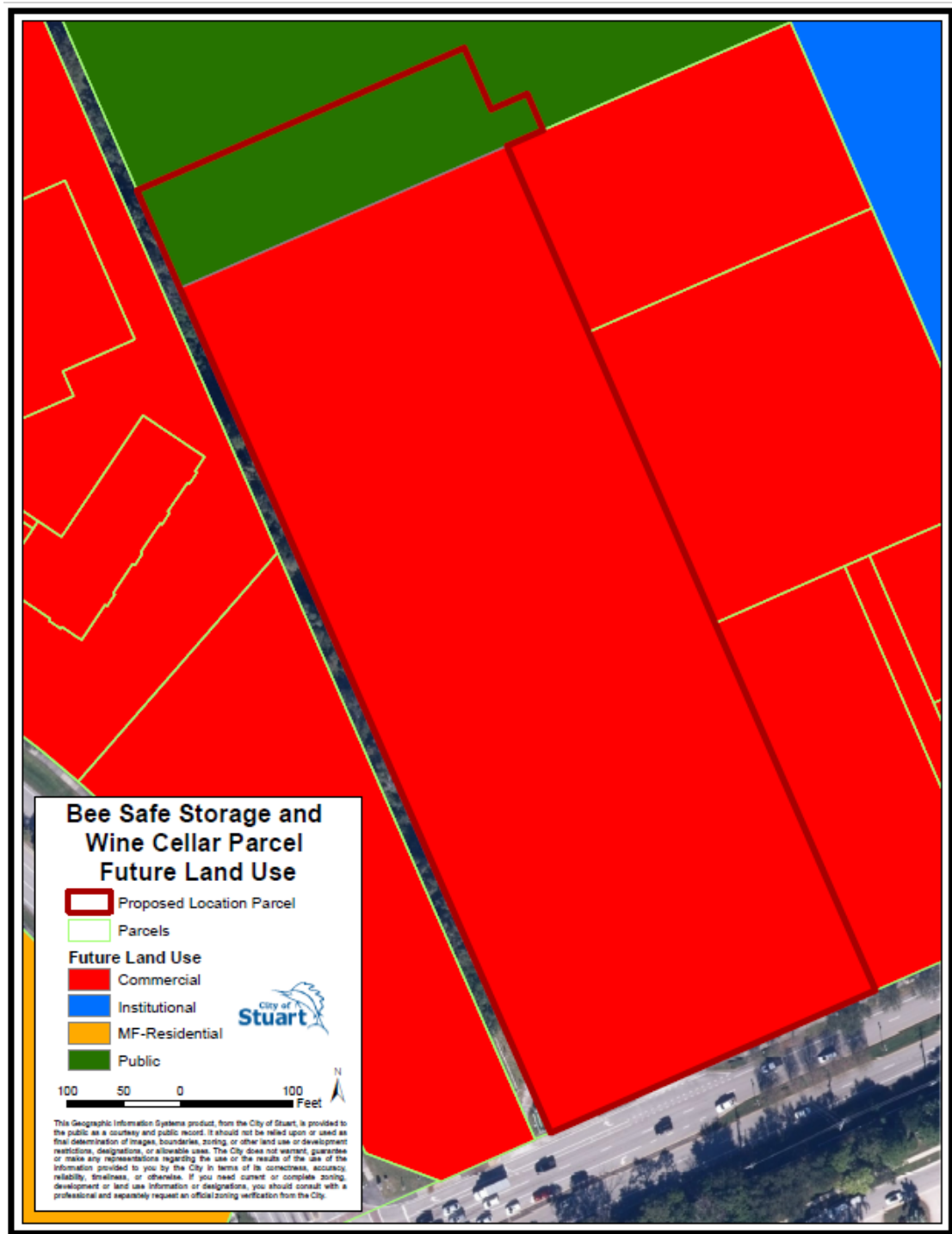
Aerial Map MAP



Existing Zoning MAP



Existing Future Land Use MAP



D. Determination of compliance with Comprehensive Plan

The proposal complies with the following Objectives and Policies of the City of Stuart Comprehensive Plan:

Objective 1.A7: The Future Land Use Map establishes the optimum, overall distribution of land uses as well as can be established on a City-wide basis. The City of Stuart has designated land use categories and allowed uses for all land within the City of Stuart. The subject property has a Future Land Use of Commercial (C). This Future Land Use allows land uses and activities predominately connected with the sale, rental, and distribution of products or performance of professional and non-professional services. Includes retail sales, service establishments, business, professional and other offices, shopping centers, financial institutions, restaurants, entertainment, hotels, motels and other temporary lodging. A limited amount of Multi-Family Residential and indoor industrial uses is allowed. Mixed-use projects are allowed. Also, public facilities and electric distribution substations are allowed.

The majority of industrial uses in the City are along the Dixie Highway corridor. As there are limited amount of industrial uses within the Commercial (C) Future Land Use, the proposed industrial use of Mini Warehouse is consistent with the Future Land Use element of the City's Comprehensive Plan.

Policy 1.B3.10: All commercial buildings shall be designed to maintain and enhance the attractiveness of the streetscape and promote the architectural heritage of the City. Buildings shall include architectural features and patterns that provide visual interest from the perspective of the pedestrian, reduce building massing and recognize local character. Facades shall be designed to reduce the mass or scale and uniform monolithic appearance of large unadorned walls while providing visual interest that will be consistent with the community's identity and character through the use of detail and scale. The building's mass shall be varied in height and width so that it appears to be divided into distinct massing elements and details that can be perceived at the scale of the pedestrian.

The Applicant has proposed a building with varying roof elements, a large portion of glass at the project entrance, and scoring to break up the massing of the building. The Applicant should continue to evaluate other ways to break up the massing of the building (i.e. varying roof heights, spandrel windows, additional paint colors, visual projections and recesses, etc.)

Policy 11.A1.1: The City will seek to ensure the allocation of an appropriate quantity of lands that are desirable for commercial and industrial purposes to serve future growth needs of the City.

Policy 11.A1.5: The City will encourage new commercial and industrial development.

The Applicant is proposing an industrial use on the subject property with a Commercial (C) Future Land Use. Thus, the property is in compliance with the aforementioned policies of the City's Comprehensive Plan.

E. Review Comments

Zoning and Site Design

1. **SATISFIED.** Please include in the resubmittal a project narrative including how the proposed use complies with the LDC, Comprehensive plan, and the PUD agreement.
2. **SATISFIED. Please note that the City's noise ordinance requires that projects do not exceed 80 decibels from 8:00 a.m. until 10:00 p.m., and 60 decibels from 10:00 p.m. until 8:00 a.m. at all times throughout the city.** Please include within the narrative how the Applicant intends to further secure the site, (i.e. security cameras, on-site security staff, etc.), the proposed hours of operation, the anticipated number of employees onsite, and whether an accessory dwelling unit is proposed for security staff.
3. **SATISFIED.** Please include in the resubmittal a site details sheet including, but not limited to, the design, color, material, and dimensions for the proposed bicycle racks, benches, trash receptacles, wall sconces, site lighting, dumpster enclosure, and security wall.
4. **SATISFIED.** Please include the lighting values (foot candles) for the site on the photometrics plan. Please include in the resubmittal a site lighting and photometrics plan that shows any proposed pole mounted lights and wall sconces to ensure the lighting values are consistent with the LDC and adequate for purposes of crime prevention (Development & Police Department).
5. **SATISFIED.** Please include in the site data the project name, Zoning and Future Land Use designations, the Parcel Identification Number (PIN), the Proposed Use of *Warehouse, Mini Storage*, and the proposed Floor Area Ratio (FAR) on the subject property.
6. **SATISFIED.** Please relocate the data to the parking requirements section of the site data. Please indicate on the site data the number of bicycle parking spaces required and proposed.
7. **SATISFIED.** Pursuant to Sec.6.01.05(G), please provide a shaded gazebo or similar structure over the benches within the community area. Please also include the number of benches proposed within the site data of the proposed site plan as the architectural elevations show two (2) benches adjacent to the building and the site plan depicts two (2) benches within the community area.
8. **SATISFIED.** Please dimension the width of the paved area depicted on the Community Area Site Plan (B-1).

9. **SATISFIED.** Please provide two bicycle racks so that three bicycles can be parked and reorient the racks in their current location to be parallel to Indian Street for sufficient space. Please depict the three (3) proposed bicycle racks on the site plan per the standards set forth in Sec.6.01.20(H) of the LDC.
10. **SATISFIED.** Please indicate how the lift station is proposed to be screened.
11. **SATISFIED.** Please indicate if any monument signs are proposed for this property, and if so, depict the locations on the proposed plans and submit a monument sign detail for staff review.
12. **SATISFIED.** Please continue the pattern of Eagleston Holly trees and Live Oak trees along the north property line to SE Indian Street. Please evaluate the opportunity to reduce the amount of proposed impervious area to reduce the potential heat island effect.
13. **SATISFIED.** Please include pavers at the entrance drive of the site to increase visual interest, with a different pattern of pavers proposed to delineate the pedestrian crossing in front of the entrance drive per Sec. 6.01.05(E).
14. **SATISFIED.** Pursuant to Sec.6.01.05(B) of the LDC, please provide pavers, stamped concrete, colored concrete, or similar materials.
15. **SATISFIED.** Pursuant to Sec.6.01.18(B), please depict that the loading area for the three (3)-story building may accommodate four (4) vehicles at one time without requiring any of the vehicles to be blocked in.
16. **ONGOING – Please see new landscape comment #11.** Per Sec.2.04.04(E)(5), please revise your setbacks to reflect a minimum 30-foot side setback and 15-foot rear setback.
17. **SATISFIED.** Please depict all existing and proposed underground and overhead utilities on the site plan to ensure there are no conflicts with the Applicant’s proposal.
18. **ACKNOWLEDGED.** Please revise the existing sidewalk to a required 8-foot-wide sidewalk.

9/1/21 COMMENTS

19. **SATISFIED.** Please provide a walkway from the benches located at the front of the building to the sidewalk and bicycle parking racks.
20. **SATISFIED.** Please show the location of the benches located at the front of the building on the site plan.
21. **SATISFIED.** Please clarify the three-dimensional relief provided by the metal canopy over the pedestrian benches.
22. **SATISFIED.** Please provide the CPUD Agreement that, “includes the uses allowed in the CPUD Agreement” for Staff review as noted on the site plan.
23. **SATISFIED.** The Existing Live Oaks to remain along SE Indian Street appear to be in poor shape. Please consider removing and replanting with new healthy shade trees.
24. **SATISFIED.** The property is located within the 1,500 foot wellfield protection zone. Please include in the resubmittal how you have addressed those requirements with the project proposal.

25. **SATISFIED.** Please describe the retail use on the project narrative, and include the square footage, required parking, and traffic associated with the retail use on the site plan and other applicable plans and studies.

NEW COMMENTS:

26. **The Applicant is requested to consider using low impact development options such as permeable surfaces for the parking areas, or other appropriate low impact development strategies.**
27. **The Applicant is requested to provide an updated site plan, as it still shows the northern pond discharging to the north.**

Architectural Design

1. **SATISFIED.** Label the canopy on the site plan, and depict the dimensional relief provided by the metal canopy on the exterior elevations. Please identify on the elevations the visual projection provided by the metal canopies.
2. **PROVIDED.** Prior to public hearing, please remove the bench from the first-floor plan as it was previously stated it has been removed. Please also call staff to discuss the “retail” space shown on the floor plan as this may require a revision of site plan data if it remains on the floor plan and as a part of this proposal. Please provide in the resubmittal a preliminary floor plan of the main three (3)-story building.
3. **COMPLIED.** Please evaluate the opportunity to provide an architectural element (e.g. sloped roof elements) for the one-story storage buildings compatible with the design to the main building. Please provide in the resubmittal typical four (4)-sided elevations for the one (1)-story storage buildings.
4. **PROVIDED.** Prior to scheduling a public hearing, staff will require a revised elevation and 3-dimensional rendering that includes a view of the building depicting the false doors as they will be visible from the street. The elevations are not an accurate depiction of what the building will look like with the clear glass and the false doors being visible from view. Staff has reviewed the response and understands the intent for this area. Please revise the exterior elevations to depict what the public will see when looking at this building. Please indicate whether the clear glass depicted on the elevations for the three (3)-story building allow visibility into the hallways of the building, and when storage units are opened, whether the contents of the storage units are visible from exterior view.
5. **SATISFIED.** The project is permitted a maximum of 209 square feet of building signage. The exterior elevations are depicting two signage locations with a total of 376 square feet of signage area. Please revise. Please remove the wall sign designs and replace with a dashed line area for proposed sign locations if these are intended to meet code and be reviewed at time of signage permit.
6. **SATISFIED.** Prior to scheduling a public hearing, staff will require a 3-dimensional rendering to review for consistency with the plans. Staff requests a provision of three-dimensional rendering to ensure compliance with staff comments in order to complete

staff's review. Please provide a three (3)-dimensional rendering and 3-dimensional CAD model of the proposed architecture to depict proposed visual projections, recesses, awnings, and prominent windowsills.

7. **SATISFIED.** Staff awaiting clarification on elevation directions per new comment #16. Please ensure that the primary façade on the ground floor has architectural features along 50% of horizontal length by providing dimensions of glass windows and other architectural features and by providing a note on the plans.
8. **SATISFIED.** Pursuant to Appendix C of the LDC, please indicate the minimum percentage of glass required and provided on the plans.
9. **SATISFIED.** Please clarify if any wall-mounted equipment is proposed as it is not depicted on the elevations. Please depict the gutters and downspouts as painted to match the surface to which they are attached. Please depict any proposed gutters and wall mounted equipment (color and material) on the architectural elevations.
10. **SATISFIED.** Please consider providing an additional paint color to further break up the vertical massing of the three (3)-story building.
11. **SATISFIED.** Please modify the architectural elevations in accordance with Sec.2.04.07(A)(2), that the parapet wall shall not exceed 24 inches in height.
12. **SATISFIED.** Please remove the stray "EXTERIOR STORAGE UNIT OH DOOR" label on the South West Elevation.
13. **SATISFIED.** The wall pack lighting depicted on the site details sheet does not match the decorative lighting depicted on the exterior elevations. Please clarify and add the decorative vertical lighting fixtures on the site details sheet.
14. **SATISFIED.** Please clarify further to Staff the South East Elevation with specific regard to where the loading area and doors are located.
15. **SATISFIED.** The building footprint depicted on the site plan and the elevations do not match in regard to the locations and number of projections and recesses on the building. Please revise.
16. **SATISFIED.** Please revise the directions on the elevations to be "North, East, South, and West" only, and match the orientation of the elevations to the footprint on the site plan.

Engineering – Drainage/Stormwater

1. **ACKNOWLEDGED.** The Applicant is responsible for obtaining all state, federal and local permits that may be required as part of this project such as South Florida Water Management District (ERP/Dewatering) and Martin County Public Works for roadway and driveway connections.
2. **APPLICANT HAS NOTED CODE SECTION FOR COMPLIANCE.** Pursuant to Section 6.00.04 of the City's LDC, "Stormwater drainage shall be accommodated on the site or shall be removed from the site in a manner which does not adversely affect nearby property or the public storm drainage system. The necessary facilities, including grading, gutters, piping and the treatment of soil, shall be provided to accommodate stormwater retention, percolation and drainage, and to prevent erosion and the formation of silt."

The Applicant is requested to provide paving, grading, and drainage (plans, sections, details, etc.) not included with the conceptual plans will be necessary for further review.

3. **ACKNOWLEDGED.** The Applicant is responsible for obtaining any required South Florida Water Management District permits prior to final review / conditional approval. The drainage design should include nutrient load reductions (water quality treatment volume / recovery calculations) as part of the ERP / Dewatering permitting requirements.
4. **ONGOING. See new site plan comment.** Due to the shared retention area with Martin County, the Applicant must schedule a time to discuss legal positive outfall of this area with the Martin County Public Works Department (contact Lisa A. Wichser, P.E., CFM, County Engineer; P: (772)223-7945; e: lwichser@martin.fl.us . The Applicant should note that legal-positive outfall and the allowable discharge mentioned in the preliminary drainage report will require further information for review.
5. **APPLICANT HAS NOTED CODE SECTION TO ENSURE COMPLIANCE.** Pursuant to Section 6.00.04 of the City's LDC, "Stormwater drainage shall be accommodated on the site or shall be removed from the site in a manner which does not adversely affect nearby property or the public storm drainage system. The necessary facilities, including grading, gutters, piping and the treatment of soil, shall be provided to accommodate stormwater retention, percolation and drainage, and to prevent erosion and the formation of silt." City of Stuart Public Works Department may require off-site / downstream improvements if the proposed design creates any adverse effects on the adjacent drainage system.

NEW COMMENTS:

6. **The Applicant is being requested to provide a more complete Paving and Grading Plan. Include proposed site grades, perimeter berm, Finished Floor elevations of proposed and offsite adjacent buildings, drainage inlet details (type, top elevation, inverts), proposed pipe sizes and type, driveway cross sections meeting minimum pavement requirements, pond sections, and add callouts for clarity.**
7. **The Applicant is requested to address if there will be roof drains, and if so, where they will drain. Roof drains will not be permitted to discharge to the rear of buildings where there is potential to affect adjacent properties.**
8. **The applicant is requested to address conflicts between drainage and the fire line.**
9. **The Applicant is requested to show typical cross sections for perimeter grading to ensure that drainage is not discharging to offsite properties.**
10. **The Applicant is requested to review the narrative on Pages 4 & 5 states that the 100-year/3-day rainfall is 14.0 inches. The calculations on Page 20 use 14.5 inches.**
11. **The Applicant will be required to provide a pond recovery analysis for the dry retention ponds.**
12. **The Applicant is requested to provide a Maintenance Plan for the stormwater management system.**

13. **The Applicant is requested to address erosion control. Provide a SWPPP plan, including a construction entrance detail.**
14. **If dewatering will be required, address where the effluent water will discharge.**
15. **Martin County Public Works has reviewed this project and their comments should be addressed prior to approval.**

Building Department

- A. **SATISFIED.** Provide Plan of additional buildings pursuant to the Florida Building Code 107.

Environmental and Landscaping

1. **SATISFIED.** Pursuant to Sec.5.05.01(A)(1) of the LDC, please indicate on the tree inventory if any existing specimen or historic trees exist.
2. **SATISFIED.** Pursuant to Sec. 5.05.02(c) of the LDC, please evaluate the opportunity to relocate onsite the existing mature oak, bald cypress, and palm trees from the center of the site to the perimeter buffers for enhanced screening of the site from adjacent properties.
3. **SATISFIED.** Pursuant to Sec.6.04.10 of the LDC, please include screening for relevant service function areas (e.g. the loading area, dumpster, lift station, etc.)
4. **SATISFIED.** Please provide shading/hatching on all proposed groundcover on the subject property, specifically within the perimeter buffers and around the proposed retention areas to differentiate from internal vehicular use areas.
5. **SATISFIED.** In accordance with Section 6.03.04, *Stormwater management for all commercial development*, of the LDC, modify the southernmost retention area from dry retention to a wet retention area with a more natural shape, a fountain, and littoral plantings.
6. **SATISFIED.** Please delineate both required and provided square feet and acreage for Master CPUD Agreement Item # 5: Impervious Area and Pervious Area on the site plan data.
7. **SATISFIED.** Please ensure that the community area landscaping has adequate distancing from the adjacent 3-foot force main.
8. **SATISFIED.** Please depict all utilities, specifically the sanitary sewer line, and the overhead power lines on the landscape plans to ensure there will be no conflicts with proposed landscaping.
9. **SATISFIED.** Please include a note on the landscape plan that the proposed Clusia hedge shall be 80% opaque within one (1) year of planting.
10. **SATISFIED.** A Condition of Approval will be added that irrigation plans must be provided prior to issuance of the site permit. Please include an irrigation plan with the resubmittal in accordance with Sec.6.04.C (1) of the LDC.
11. **PROVIDED.** Prior to public hearing, please provide a cross section along the northeast property line between the building and the property where the applicant is proposing a reduced setback, showing the proposed landscaping to ensure that the variance for a

reduced setback is properly mitigated by providing a dense buffer with multi-level plantings (i.e., groundcover, mid-level plantings, and trees.)

- 28. ONGOING.** The Applicant is requested to label the southern dry retention area to “Dry Retention / Bioretention” and a cross section of the pond shall be provided detailing the bioretention plantings, as requested by the City. The Applicant is requested to verify that the proposed plantings along the eastern property line will not impact the 2” force main. The City satisfied the comment regarding wet detention in the southernmost proposed dry retention area due to the width of the area; however, staff requests the applicant utilize bioretention in this location that include grasses, flowering perennials, and other appropriate landscaping to create a well-designed rain garden that is aesthetically pleasing, aids in filtering out pollutants in runoff, and provides habitat for wildlife.

- 12. PROVIDED.** Please include stormwater flows on the preliminary engineering plan.

Traffic and Transportation

1. **SATISFIED.** The Applicant is recommended to request from Martin County Public Works the latest available Martin County Level of Service Report for traffic impacts upon County Roads: Indian Street and Willoughby Boulevard.
2. **SATISFIED.** The Applicant should correct the following:
 - a. Build-out year should be revised to be two (2) years after the expected construction year/ issuance of the Certificate of Occupancy (CO).
 - b. The peak hour peak direction should be identified in the Trip Generation results and used to calculate a revised Percent Impact upon LOS.
 - c. The driveway queue length and level of service analysis should be included in the revised final report.
 - d. Driveway layout and design should consider the minimum requirements set forth in the latest FDOT Design Manual sections for Design Controls and Driveways.
3. **ONGOING.** Martin County Public Works has verified that the second driveway cut to the west of the proposed access is within the Martin County right-of-way, not on the neighbor’s property. Martin County Public Works Department acknowledges the applicant’s efforts to remove the proposed new entrance location and requests the second driveway cut to the west of the proposed access be removed as well. The Applicant has proposed a new entrance to the subject site where a curb inlet and crepe myrtle trees currently exist. Martin County Public Works has reviewed this proposal and has determined that the proposed new entrance location will not be permitted and that the existing driveway must be used.

City of Stuart Public Works – COMPLY

Fire Department - COMPLY

CITY OF STUART, FLORIDA AGENDA ITEM REQUEST City Commission

Meeting Date: 5/23/2022

Prepared by: Kevin Freeman

Title of Item:

ATLANTIC POINT MARINA - FUTURE LAND USE MAP CHANGE - MIDDLE ISLAND MANAGEMENT & DEVELOPMENT, LLC (QUASI-JUDICIAL)(RC):

ORDINANCE No. 2485-2022; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING THE FUTURE LAND USE MAP OF THE CITY'S COMPREHENSIVE PLAN THEREBY CHANGING THE FUTURE LAND USE DESIGNATION FROM "INDUSTRIAL" TO "MARINE INDUSTRIAL" FOR MIDDLE ISLAND MANAGEMENT AND DEVELOPMENT, LLC OWNER OF PROPERTY LOCATED AT 75 NW FLAGLER AVENUE, ADJACENT TO THE ST. LUCIE RIVER, PARALLEL TO NW FLAGLER AVENUE, NORTH DIXIE HIGHWAY, AND THE FEC RAILWAY, AS DESCRIBED WITHIN THE ATTACHED LEGAL DESCRIPTION; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:

"Small Scale" Comprehensive Plan Amendment Land Use Map change from Industrial to Marine/Industrial

(On April 14, 2022, the Local Planning Agency unanimously recommended approval for the future land use (FLU) Map change request and forwarded the request to the City Commission). The request was heard by City Commission at the May 9th, 2022 meeting. The Commission motioned to approve First Reading. Two questions were raised during the hearing:

1. Capacity confirmations from Utilities and Fire. Both departments subsequently confirmed capacity at maximum buildout capacity.
2. Traffic Concurrency: The site is located within the Traffic Concurrency Exemption Area (TCEA). The property is therefore not required to meet concurrency.

The applicant is requesting consideration of a small-scale comp plan amendment to change the land use from Industrial FLU to Marine/Industrial FLU. The Industrial land use designation does not specifically reference restaurant or marina use within the Comp Plan policy language. Therefore, the amendment would allow uses commensurate with the designation of the property as a preferred location within Martin County's Boat Facility Siting Plan. In detail, this land use category is a waterfront type district which permits the continuation of industrial/marine uses while encouraging mixed-use development including multi-family residential; commercial; office; lodging; marinas; and civic uses.

Section 11.01.07.G. of the City's Land Development Code includes specific policy provisions which are required to be considered when assessing a request for a small-scale comprehensive plan amendment. In addition, Florida State Statutes at F.S. 163.3177(6)(a) 8. Future Land Use Map Change Analysis, directs the consideration of certain criteria. In addition, any FLU map amendment shall be consistent with Elements of the City's Comprehensive Plan. In order to demonstrate compliance with the Comprehensive Plan, a maximum buildout analysis is necessary. In the present matter, the current land use as a maximum Floor Area Ratio of up to 3.0. In the proposed Future Land Use of "Marine Industrial", the maximum build out is the same. Although marine industrial allows commercial uses that are not allowed in the pure industrial land use, it doesn't matter because the new commercial land uses will reduce the industrial land uses when performing a maximum build-out analysis. The application of State Law presumes that the City has the capacity to serve the current parcel based on the existing land use. Because the proposed change will not increase the need for utilities, infrastructure and services, the plan

will be in compliance. This is demonstrated on Page 9 of the Staff Report.

For information: A Major Urban Code Conditional Use Approval for a site plan on the property the subject of this item **(not to be considered as part of this FLU Map amendment)** will be presented to the City Commission subsequently to this item if the Future Land Use map amendment is approved.

Funding Source:

N/A

Recommended Action:

Motion to Approve a Future Land Use Map Amendment to Marine Industrial at second reading.

ATTACHMENTS:

1. A.1 Ordinance 2485-2022 Atlantic Point Marina
2. A.2 Ord 2485-2022 Exhibit B Site Survey sheet 1
3. A.3 Ord 2485-2022 Exhibit B Survey sheet 2
4. A.4 Ord 2485-2022 Exhibit B Survey sheet 3
5. B.1 Staff Report and Analysis FLU
6. B.2 Small-Scale Land Use Map Change policy provisions
7. B.3 Fire Rescue Capacity Letter.docx
8. C.1 Small Scale Comp Plan Amendment Application



**BEFORE THE CITY COMMISSION
CITY OF STUART, FLORIDA**

ORDINANCE NUMBER 2485-2022

* * * * *

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING THE FUTURE LAND USE MAP OF THE CITY'S COMPREHENSIVE PLAN THEREBY CHANGING THE FUTURE LAND USE DESIGNATION FROM "INDUSTRIAL" TO "MARINE INDUSTRIAL" FOR MIDDLE ISLAND MANAGEMENT AND DEVELOPMENT, LLC OWNER OF PROPERTY LOCATED AT 75 NW FLAGLER AVENUE, ADJACENT TO THE ST. LUCIE RIVER, PARALLEL TO NW FLAGLER AVENUE, NORTH DIXIE HIGHWAY, AND THE FEC RAILWAY, AS DESCRIBED WITHIN THE ATTACHED LEGAL DESCRIPTION; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

* * * * *

WHEREAS, the City Commission held a properly noticed hearing at a regularly scheduled City Commission to consider the application by Cuozzo Planning Solutions, Inc. representing Middle Island Management & Development LLC (owner), for a 10.81-acre parcel of land;

WHEREAS, the Local Planning Agency held a properly noticed hearing at a regularly scheduled meeting to consider the application of the Petitioner and recommended approval of the Small-scale Land Use change on April 14, 2022; and

WHEREAS, on May 9, 2022, the City Commission held a properly noticed hearing at a regularly scheduled City Commission to consider the application by the Owner and Applicant, to consider the Small-Scale Comprehensive Plan land use change, and

WHEREAS, the City of Stuart has determined the need to change the Future Land Use for said lands; and

WHEREAS, the City Commission, has considered the Petitioner's voluntary request for land use designations, and has also considered the recommendation of the City staff.

WHEREAS, at the hearing the applicant showed by substantial competent evidence that the application is consistent with the Stuart Comprehensive Plan, and the Land Development Code of the City, and with the procedural requirements of law; and

WHEREAS, the foregoing recitals are true and adopted as findings of fact and conclusions of law.

WHEREAS, the property is legally described in “**Exhibit A**” of this ordinance. A survey depicting the property is attached hereto as **Exhibit “B”** and made a part hereof by reference;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA THAT:

SECTION 1: The Future Land Use designation in the City's Comprehensive Land Use Plan shall be established as "Marine Industrial".

SECTION 2: This ordinance becomes effective upon adoption.

SECTION 3: Except as otherwise provided herein, no development permits, site permits, or building permits shall be issued by the City except in compliance with the City’s Land Development Code.

SECTION 4: All ordinances or parts of ordinances in conflict with this ordinance

or any part thereof is hereby repealed to the extent of such conflict. If any provision of this ordinance conflicts with any contractual provision between the City and the developer of the site, this ordinance shall prevail.

SECTION 5: If any provision of this ordinance or the application thereof to any person or circumstance is held invalid, the invalidity shall not affect other provisions or applications which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are declared severable.

SECTION 6: This ordinance shall be effective upon the following to occur: adoption by the City Commission, and proper execution and acceptance by the Owner.

SECTION 7: The complete execution and recording of this Ordinance by the City Clerk shall occur no later than 60 days from the date of this approval, failing which this ordinance shall be void.

SECTION 8: Upon complete execution of this Ordinance, including the Acceptance and Agreement by the Owner, the City Clerk is directed to record a Certified Copy of the same in the Public Records of Martin County, Florida.

Passed on first reading the ___ day of _____ 2022.

Commissioner _____ offered the foregoing Ordinance and moved its adoption. The motion was seconded by Commissioner _____ and upon being put to a roll call vote, the vote was as follows:

Commissioner _____ offered the foregoing Resolution and moved its adoption. The motion was seconded by Commissioner _____ and upon being put to a roll call vote, the vote was as follows:

MERRITT MATHESON, MAYOR
TROY MCDONALD, VICE MAYOR
BECKY BRUNER, COMMISSIONER
EULA R. CLARKE, COMMISSIONER
MIKE MEIER, COMMISSIONER

YES	NO	ABSENT	ABSTAIN

ADOPTED on second and final reading this _____ day of _____, 2022.

ATTEST:

MARY R. KINDEL MERRITT MATHESON
CITY CLERK MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

MICHAEL J. MORTELL, ESQ.
CITY ATTORNEY

ACCEPTANCE AND AGREEMENT

BY SIGNING THIS ACCEPTANCE AND AGREEMENT, THE UNDERSIGNED HEREBY ACCEPTS AND AGREES TO ALL OF THE TERMS AND CONDITIONS CONTAINED IN A SMALL-SCALE COMPREHENSIVE PLAN LAND USE AMENDMENT AND IN ALL EXHIBITS, ATTACHMENTS AND DEVELOPMENT DOCUMENTS, INTENDING TO BE BOUND THEREBY, AND THAT SUCH ACCEPTANCE AND AGREEMENT IS DONE FREELY, KNOWINGLY, AND WITHOUT ANY RESERVATION, AND FOR THE PURPOSES EXPRESSED WITHIN THE ABOVE ORDINANCE. IF IT IS LATER DISCOVERED THAT THE UNDERSIGNED, OR ITS SUCCESSORS OR ASSIGNS HAVE FAILED IN ANY MATERIAL WAY TO DEVELOP THIS RESIDENTIAL PLANNED UNIT DEVELOPMENT ACCORDING TO THIS ORDINANCE, ITS CONDITIONS, AND THE DEVELOPMENT PLANS AND DOCUMENTS, THE UNDERSIGNED UNDERSTANDS AND AGREES THAT THIS ORDINANCE MAY BE AMENDED OR REPEALED BY THE CITY COMMISSION, AND THAT OTHER ACTIONS MAY BE TAKEN AGAINST THE UNDERSIGNED BY THE CITY, INCLUDING BUT NOT LIMITED TO CODE ENFORCEMENT ACTIONS, PERMIT AND LICENSING REVOCATIONS, AND ALL APPLICABLE CIVIL AND CRIMINAL ACTIONS.

IN WITNESS WHEREOF THE UNDERSIGNED HAS EXECUTED THIS ACCEPTANCE AND AGREEMENT:

WITNESSES:

Middle Island Management & Development LLC

Print Name: _____

By: _____

Jeffrey Hardin (Agent of Middle Island
Management & Development LLC)

Print Name: _____

Personally Known _____ OR Produced Identification _____ Type of ID _____

OWNERS ACKNOWLEDGMENT

The above Ordinance, Acceptance and Agreement was acknowledged before me this _____ day
of _____, 2022, by Jeffrey Hardin, Agent for Middle Island Management LLC

Notary Public, State of Florida

My Commission Expires:

Notary Seal

Personally Known _____ OR Produced Identification _____

Type of Identification Produced _____

CITY’S ACKNOWLEDGMENT

The above Ordinance, Acceptance and Agreement was acknowledged before The above Ordinance, Acceptance and Agreement was acknowledged before me by means of ☒ physical presence or ☐ online notarization this _____ day of _____, 2022 Merritt Matheson, Mayor, and Mary Kindel, City Clerk, respectively, of the City of Stuart, Florida, a Florida municipal corporation, who ☐ are personally known to me or ☐ have produced _____ as identification.

(Notary Seal)

Signature of Notary Public

Printed Name: _____

EXHIBIT A – LEGAL DESCRIPTION

PARCEL 1: LOTS 11, 12 AND 13, BLOCK 20, RIVERSIDE PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE 98, OF THE PUBLIC RECORDS OF ST. LUCIE (NOW MARTIN) COUNTY, FLORIDA.

PARCEL 2: LOTS 14, 15, 16, 17, AND 18, BLOCK 20, REVISED PLAT OF GOSLING, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 35, OF THE PUBLIC RECORDS OF ST. LUCIE (NOW MARTIN) COUNTY, FLORIDA; ALSO SHOWN ON THE PLAT OF RIVERSIDE PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE 98, OF THE PUBLIC RECORDS OF ST. LUCIE (NOW MARTIN) COUNTY, FLORIDA, AND MARKED "NOT INCLUDED IN THIS ACREAGE".

PARCEL 3: LOTS 19, 20, 21, 22, 23, 24, 25 AND 26, BLOCK 20, RIVERSIDE PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE 98, OF THE PUBLIC RECORDS OF ST. LUCIE (NOW MARTIN) COUNTY, FLORIDA.

PARCEL 4: : A PARCEL OF SUBMERGED LAND IN THE ST. LUCIE RIVER IN SECTION 32, TOWNSHIP 37 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE NORTHWEST CORNER OF LOT 14, BLOCK 20, RIVERSIDE PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE 98, OF THE PUBLIC RECORDS OF ST. LUCIE (NOW MARTIN) COUNTY, FLORIDA RUN SOUTH 87°01' EAST ALONG THE NORTH LINE OF THE SAID LOT 14, A DISTANCE OF 319.00 FEET TO THE SHORELINE OF THE ST. LUCIE RIVER FOR THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 87°01' EAST, A DISTANCE OF 211.15 FEET TO THE BULKHEAD LINE AS ESTABLISHED BY THE CITY OF STUART; THENCE SOUTH 04°40'27" WEST ALONG SAID BULKHEAD LINE, A DISTANCE OF 447.60 FEET; THENCE SOUTH 43°03' WEST ALONG SAID BULKHEAD LINE, A DISTANCE OF 259.38 FEET; THENCE NORTH 87°01' WEST, A DISTANCE OF 237 FEET TO AFORESAID SHORELINE OF ST. LUCIE RIVER, THENCE MEANDER SAID SHORELINE NORTH 4°55" WEST, A DISTANCE OF 188.00 FEET; THENCE NORTH 03°45" EAST, A DISTANCE OF 130.00 FEET; THENCE NORTH 50° EAST, A DISTANCE OF 122.00 FEET; THENCE SOUTH 87°01' EAST, A DISTANCE OF 116.00 FEET; THENCE NORTH 08°45' EAST A DISTANCE OF 247.72 FEET TO THE POINT OF BEGINNING.

PARCEL 5: LOT 27 AND LOT 28, BLOCK 20, RIVERSIDE PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE 98, OF THE PUBLIC RECORDS OF ST. LUCIE (NOW MARTIN) COUNTY, FLORIDA.

LEASEHOLD PARCEL: A PARCEL OF SOVEREIGNTY SUBMERGED LAND LYING IN THE ST. LUCIE RIVER, IN THE SOUTH HALF OF SECTION 32, TOWNSHIP 37 SOUTH, RANGE 41 EAST, CITY OF STUART, MARTIN COUNTY, FLORIDA, SAID PARCEL BEING EASTERLY OF LOTS 11, 12, & 13 IN BLOCK 20 OF "RIVERSIDE PARK" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4 AT PAGE 98 OF THE PUBLIC RECORDS OF ST. LUCIE (NOW MARTIN) COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT 11; THENCE ALONG THE NORTH LINE OF SAID LOT 11: SOUTH 87°06'04" EAST 280.68 FEET TO A POINT 04" EAST 280.68 TO A POINT 0.32 FEET SOUTH OF THE MOST SOUTHEASTERLY CORNER OF AN EXISTING PIER AND THE POINT OF BEGINNING; THENCE ALONG THE EASTERLY EXTENSION OF SAID NORTH LINE, CONTINUING; (2) SOUTH 87°06'04" EAST 234.63 FEET; (3) THENCE SOUTH 07°15'52" WEST 139.64 FEET; (4) THENCE SOUTH 45°33'18" WEST 15.85 FEET TO ITS INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 13; THENCE ALONG SAID EXTENSION: (5) NORTH 87°06'04" WEST 183.29 FEET TO ITS

INTERSECTION WITH THE MEAN HIGH WATER LINE OF SAID ST. LUCIE RIVER;THENCE ALONG SAID MEAN HIGH WATER LINE: (6) NORTH 19°00'42" WEST 25.03 FEET; (7) NORTH 25°31'33" WEST 25.00 FEET; (8) NORTH 25°47'38" WEST 24.91 FEET; (9) NORTH 18°32'37" WEST 24.89 FEET; (10) NORTH 08°36'39" WEST 25.74 FEET; (11) NORTH 00°30'17" WEST 25.29 FEET; (12) NORTH 20°41'08" EAST 10.67 FEET TO ITS INTERSECTION WITH THE NORTH LINE OF SAID LOT 11; THENCE ALONG SAID NORTH LINE (13) SOUTH 87°08'04" EAST 15.70 FEET TO THE POINT OF BEGINNING.

EXHIBIT B – SITE SURVEY

Refer to Site Survey Sheets 1 through 3 attached. Prepared by EDC – Boundary and Topographic Survey -
File name 20-290 Revision dated 5/12/2022

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY EDC, INC. SHALL BE WITHOUT LIABILITY TO EDC, INC. THIS SURVEY WAS MADE WITH LOVE.

SPECIFIC PURPOSE SURVEY

FOR: MIDDLE ISLAND MANAGEMENT AND DEVELOPMENT, LLC.

LEGAL DESCRIPTION

PARCEL 1:
LOTS 11, 12 AND 13, BLOCK 20, RIVERSIDE PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE 98, OF THE PUBLIC RECORDS OF ST. LUCIE (NOW MARTIN) COUNTY, FLORIDA.

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SURVEYORS NOTES

- 1) REPRODUCTIONS OF THIS MAP ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. THIS SURVEY CANNOT BE TRANSFERRED OR ASSIGNED WITHOUT THE SPECIFIC WRITTEN PERMISSION OF ENGINEERING, DESIGN AND CONSTRUCTION, INC. IT IS A VIOLATION OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
- 2) CURRENT DESCRIPTION(S) SHOWN HEREON PROVIDED BY THE CLIENTS AND/OR THEIR AGENTS. LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS OFFICE FOR RIGHTS-OF-WAY, EASEMENTS OF RECORD, OWNERSHIP, ABANDONMENT'S, DEED RESTRICTIONS, OR MURPHY ACT DEEDS. A FORMAL TITLE COMMITMENT WAS PROVIDED FROM OLD REPUBLIC TITLE INSURANCE COMPANY.
- 3) SUBSURFACE IMPROVEMENTS, INCLUDING UNDERGROUND UTILITIES, UTILITY SERVICES, WERE MARKED BY A SUB-CONSULTANT, AND HORIZONTALLY LOCATED AS PART OF THIS SURVEY. EDC MAKES NO WARRANTIES OR GUARANTEES TO THE ACCURACY OF THE MARKINGS. SEE SUBSURFACE NOTES AND REPORT PORTION OF THIS PAGE.
- 4) THE LAST DATE OF FIELD WORK WAS AUGUST 25, 2021.
- 5) REVISIONS SHOWN HEREON DO NOT REPRESENT A "FIELD SURVEY UPDATE" UNLESS OTHERWISE NOTED.
- 6) BEARINGS, IF SHOWN HEREON, ARE BASED UPON NORTH AMERICAN DATUM OF 1983, FLORIDA STATE PLANE PROJECTION PER THE LINE LABELED HERON AS (BEARING BASIS) AND ALL OTHER BEARINGS ARE RELATIVE THERETO. DISTANCES ARE IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
- 7) IN SOME INSTANCES, GRAPHIC REPRESENTATIONS AND SYMBOLS SHOWN HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE RELATIONSHIP BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. THE DIMENSIONS SHOWN SHALL CONTROL THE LOCATION, OF THE IMPROVEMENTS, OVER THE SCALED POSITIONS.
- 8) THE OWNERSHIP OF PERIMETER FENCES, WALLS, HEDGES AND LANDSCAPING SHOWN HEREON ARE NOT KNOWN AND ARE NOT LISTED AS ENCROACHMENTS. THEIR RELATIVE LOCATION IS SHOWN IN RELATION TO THE BOUNDARY LINES SHOWN.
- 9) THE SURVEY MAP SHOWN HEREON DOES NOT NECESSARILY CONTAIN ALL OF THE INFORMATION OBTAINED OR DEVELOPED BY THE UNDERSIGNED SURVEYOR IN HIS FIELD WORK, OFFICE WORK OR RESEARCH.
- 10) THE HEREON DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA OF MINIMAL FLOODING, FLOOD HAZARD ZONE DESIGNATIONS "AE-5", "AE-6", "VE-6" ACCORDING TO THE FLOOD INSURANCE RATE MAP No. 12085C0134H, EFFECTIVE DATE FEBRUARY 19, 2020.
- 11) THE PROPERTY LINES OF LOTS 11-13 AND 27-28 EXTEND TO THE WATERS EDGE OF THE ST. LUCIE RIVER.
- 12) PARCEL HAS A PHYSICAL ACCESS POINT TO NORTH FLAGLER AVENUE AS SHOWN.
- 13) THE PUBLISHED PHYSICAL ADDRESS FOR THIS PROPERTY IS 75 NORTHWEST FLAGLER AVENUE PER THE MARTIN COUNTY ASSESSMENT APPRAISER.
- 14) ALL AVAILABLE ABOVE GROUND UTILITIES SHOWN HEREON.
- 15) ITEMS NOTED WITH "REFERENCE" REFERS TO A SURVEY PREPARED OTHERS, DATED DECEMBER 2003, AS SUPPLIED BY CLIENT.
- 16) ALL ABOVE GROUND PARCEL IMPROVEMENTS ARE SHOWN.
- 17) SURVEY METHODS, INCLUDING THE UTILIZATION OF LIDAR, DRONE, RTK GPS, ROBOTIC, AND/OR TRADITIONAL METHODS WAS USED DURING THIS SURVEY. A REDUNDANCY OF MEASUREMENTS ARE USED TO VERIFY DATA. RELATIVE HORIZONTAL ACCURACY OF THE FEATURES SHOWN ARE ESTIMATED TO BE BETWEEN 0.05' TO 0.15'±.
- 18) AERIAL DATA, IF SHOWN, PROVIDED BY THE FOOT AERIAL PHOTO LOOKUP SYSTEM.
- 19) ALL LANDS DESCRIBED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS AND ARE FREE OF ANY GAPS AND ENCROACHMENTS.
- 20) ITEMS NOTED WITH "REFERENCE" REFERS TO A SURVEY PREPARED OTHERS, DATED DECEMBER 2003, AS SUPPLIED BY CLIENT.
- 21) ALL ABOVE GROUND PARCEL IMPROVEMENTS ARE SHOWN.
- 22) SURVEY METHODS, INCLUDING THE UTILIZATION OF LIDAR, DRONE, RTK GPS, ROBOTIC, AND/OR TRADITIONAL METHODS WAS USED DURING THIS SURVEY. A REDUNDANCY OF MEASUREMENTS ARE USED TO VERIFY DATA. RELATIVE HORIZONTAL ACCURACY OF THE FEATURES SHOWN ARE ESTIMATED TO BE BETWEEN 0.05' TO 0.15'±.
- 23) AERIAL DATA, IF SHOWN, PROVIDED BY THE FOOT AERIAL PHOTO LOOKUP SYSTEM.
- 24) MEASURED BEARINGS AND DISTANCES, DEPICTED WITH AN (M), ALONG THE PARCEL 4, WAS CALCULATED UTILIZING THE CURRENT LOCATION OF EXISTING BREAKWATERS AND SEAWALLS AS INTENDED BY THE VERBIAGE PRESENTED IN TIFF DEED, AS RECORDED IN O.R. BOOK 142, PAGE 411.
- 25) MEASURED BEARINGS AND DISTANCES, DEPICTED WITH AN (M), ALONG THE LEASEHOLD PARCEL, WAS CALCULATED UTILIZING THE CURRENT LOCATION OF THE EXISTING BREAKWATERS AS INTENDED BY THE VERBIAGE PRESENTED IN THE MAP PORTION OF THE SUBMERGED LAND LEASE APPLICATION, PREPARED BY MATHERS AND ASSOC, DATED 04-24-1985.
- 26) PARCELS 1, 2, 3, 4, 5, AND THE LEASEHOLD PARCEL ARE CONTIGUOUS, WITHOUT ANY GAPS, GORES, OR HIATUSES
- 27) ALL LANDS DESCRIBED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS AND ARE FREE OF ANY GAPS AND ENCROACHMENTS.
- 28) ALL CHAINLINK FENCES ARE LOCATED WITHIN THE BOUNDARY LIMITS AND DO NOT CROSS THE BOUNDARY LINES.
- 29) CHANNEL LOCATION AND WIDTH PROVIDED BY REGULATORY DIVISION, PALM BEACH GARDENS OFFICE, U.S. ARMY CORPS OF ENGINEERS.
- 30) THE SPECIFIC PURPOSE OF THIS SURVEY IS TO SHOW THE LIMITS OF THE PROPOSED DOCK ALONG THE CHANNEL RIGHT OF WAY.

PUBLIC RECORDS INFORMATION

IF THE RECORDING INFORMATION CONTAINED HEREON REFERS TO THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, UNLESS OTHERWISE INDICATED, ANY REFERENCE HEREON TO A OFFICIAL RECORD BOOK AND PAGE OR INSTRUMENT NUMBER IS A REFERENCE TO THE OFFICIAL RECORD BOOKS OF SAID COUNTY, UNLESS INDICATED TO THE CONTRARY.

PROPERTY ADDRESS

75 NORTH WEST FLAGLER AVE, STUART, FLORIDA 33494

CERTIFIED TO

1. MIDDLE ISLAND MANAGEMENT AND DEVELOPMENT LLC
2. OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
3. RUMBERGER, KIRK & CALDWELL, P.A.
4. GUNSTER, YOKLEY & STEWART, P.A.
5. BRP US, INC.

ABBREVIATION AND SYMBOL LEGEND

(C)	CALCULATED	D.E.	DRAINAGE EASEMENT	GPM	BURIED SANITARY LINES MARKED BY OTHERS	N.R.	NON RADIAL	PG	PAGE	SQ. FT.	SQUARE FEET
(D)	DEED	DIA.	DIAMETER	GV	GAS VALVE	N/A	NOT AVAILABLE	PK NAIL	PARKER-KALON NAIL	STA:	STATION
(M)	FIELD MEASURED	DIP	DUCTILE IRON PIPE	HDPE	HIGH DENSITY POLYETHYLENE PIPE	N/D	NON DESCRIPT NAIL AND DISK	PK/D	PARKER-KALON NAIL & DISK	SV	SEWER VALVE
(P)	PLAT DATA	E	EAST OR EASTING	HWF	HOG WIRE FENCE	NAND 88	NORTH AMERICAN VERTICAL DATUM OF 1988	PLS	PROFESSIONAL LAND SURVEYOR	T.O.N.	TOP OF NUT
AL	ARC LENGTH	EHH	ELECTRIC HAND HOLE	I.R.C.	INDIAN RIVER COUNTY	NGVD 29	NATIONAL GEODETIC VERTICAL DATUM OF 1929	PPH	BURIED IRRIGATION LINES MARKED BY OTHERS	TOB	TOB OF BANK/BERM
ASPH	ASPHALT	EL	ELEVATION	IN	INCH	No.	NUMBER	PRM	PERMANENT REFERENCE MONUMENT	TOE	TOE OF SLOPE
BFP	BACK FLOW PREVENTER	ELEV	ELEVATION	INV	INVERT	O.R.B.	OFFICIAL RECORDS BOOK	PSL	PORT SAINT LUCIE, FLORIDA	TSCB	TRAFFIC SIGNAL CONTROL BOX
BM	BENCHMARK	EDW	EDGE OF WATER	IP	IRON PIPE	OHW	OVER HEAD WIRES	PVC	POLYVINYL CHLORIDE	TWNHP	TOWNSHIP
BPM	BURIED WATER LINE MARKED BY OTHERS	F.B.P.E.	FLORIDA BOARD OF PROFESSIONAL ENGINEERS	IR	IRON ROD	OPM	BURIED COMMUNICATION LINES MARKED BY OTHERS	R	RADIUS	TYP	TYPICAL
BST	BELL SOUTH TELEPHONE	F.F.E.	FINISHED FLOOR ELEVATION	IR/C	IRON ROD AND CAP	P.B.	PLAT BOOK	R/C	ROD AND CAP	U.E.	UTILITY EASEMENT
CCR	CERTIFIED CORNER RECORD	F.O.	LENGTH	L.	LENGTH	P.B.C.	PALM BEACH COUNTY	R/W	RIGHT-OF-WAY	UNK	UNKNOWN
CCCL	COASTAL CONSTRUCTION CONTROL LINE	FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION	L.A.E.	LIMITED ACCES EASEMENT	P.C.	POINT OF CURVATURE	RCP	REINFORCED CONCRETE PIPE	VCP	VITRIFIED CLAY PIPE
CCR	CERTIFIED CORNER RECORD	FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY	M.C.	MARTIN COUNTY	P.C.C.	POINT OF COMPOUND CURVE	RGE	RANGE	W	WEST
CL	CENTERLINE	FM	FORCE MAIN	MAG NAIL	MAG BRAND NAIL	P.O.B.	POINT OF BEGINNING	RLS	COMMUNICATION RISER	WF	WOOD FENCE
CLF	CHAIN LINK FENCE	FND	FOUND	MAG/D	MAG BRAND NAIL AND DISK	P.O.C.	POINT OF COMMENCEMENT	RLS	REGISTERED LAND SURVEYOR	WM	WATER METER
CM	CONCRETE MONUMENT	FOHH	FIBER OPTIC HAND HOLE	MHWL	MEAN HIGH WATER LINE	P.O.T.	POINT OF TERMINUS	RTK	REAL TIME KINEMATIC	WVP	WOOD POWER POLE
CMF	CORRUGATED METAL PIPE	F&L	FLORIDA POWER AND LIGHT	MLWL	MEAN LOWER WATER LINE	P.T.	POINT OF TANGENCY	S	SOUTH	WV	WATER VALVE
CONC	CONCRETE	FT	FOOT	MON	MONUMENT	P.U.A.D.E.	PUBLIC UTILITY AND DRAINAGE EASEMENT	X 0.0	TOPOGRAPHIC DATA ON A SOFT SURFACE	X 0.0	TOPOGRAPHIC DATA ON A HARD SURFACE
CP	CONCRETE POWER POLE	GCP	GROUND CONTROL POINTS	MP	METAL PIPE	PCN	PARCEL CONTROL NUMBER	S.L.C.	ST. LUCIE COUNTY	X 0.0	TOPOGRAPHIC DATA ON A HARD SURFACE
D.B.	DEED BOOK	GIS	GEOGRAPHIC INFORMATION SYSTEMS	N	NORTH OR NORTHING	PCP	PERMANENT CONTROL POINT	SEC	SECTION	YPM	BURIED GAS LINE MARKED BY OTHERS

BACK FLOW PREVENTER
BENCHMARK
CATCH BASIN
COMM OR POWER VAULT
CONCRETE UTILITY POLE
ELECTRIC HAND HOLE
EXISTING ELEVATION
GY WIRE ANCHOR
HANDICAP
HYDRANT
LIGHT POST
METAL UTILITY POLE
MONITORING WELL
OVERHEAD WIRE
SIGN
STREET LIGHT
UNDETERMINED HANDHOLD
UNDETERMINED RISER
VALVE
WATER SERVICE METER
WOOD UTILITY POLE
AIR RELEASE VALVE
FPL MANHOLE
COMMUNICATION MANHOLE
SANITARY MANHOLE
STORMWATER DRAINAGE MANHOLE
UNKNOWN DRAINAGE MANHOLE

MICHAEL T. OWEN, PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION #5556
5-12-2022
SIGNATURE DATE



10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455
www.edc-inc.com

F.B.P.E. CERTIFICATE OF AUTHORIZATION 6985
L.B. CERTIFICATE OF AUTHORIZATION 6098

CANTON	DRAWN BY	OWEN	CHECKED BY	20-290	FLNAME	SHEET 1	LAYOUT	NO SCALE THIS SHEET	SCALE	AUGUST 18, 2020	DATE
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5/12/22	REMOVAL OF SOUTHERN POST PARCEL IDENTIFIED AS "CITY OF STUART" - ASG	DATE
3/7/22	ADDED MANGROVE LOCATION IN DETAIL ON SHEET 3 OF 3	DATE
1/26/22	ADDED CHAINLINK FENCE IN DETAIL ON SHEET 3 OF 3	DATE
10/2/21	ADDED SURVEY AND ADDED PORTIONS OF GOVERNMENT LOT 3	DATE
8/25/2021	ADDED BOUNDARY INFO FOR A PORTION OF GOVERNMENT LOT 3	DATE

BOUNDARY AND
TOPOGRAPHIC SURVEY
WITH TREE LOCATIONS
AND SUBSURFACE SCANNING
FOR: MIDDLE ISLAND MANAGEMENT &
DEVELOPMENT, LLC.
STUART, FLORIDA
MARTIN COUNTY

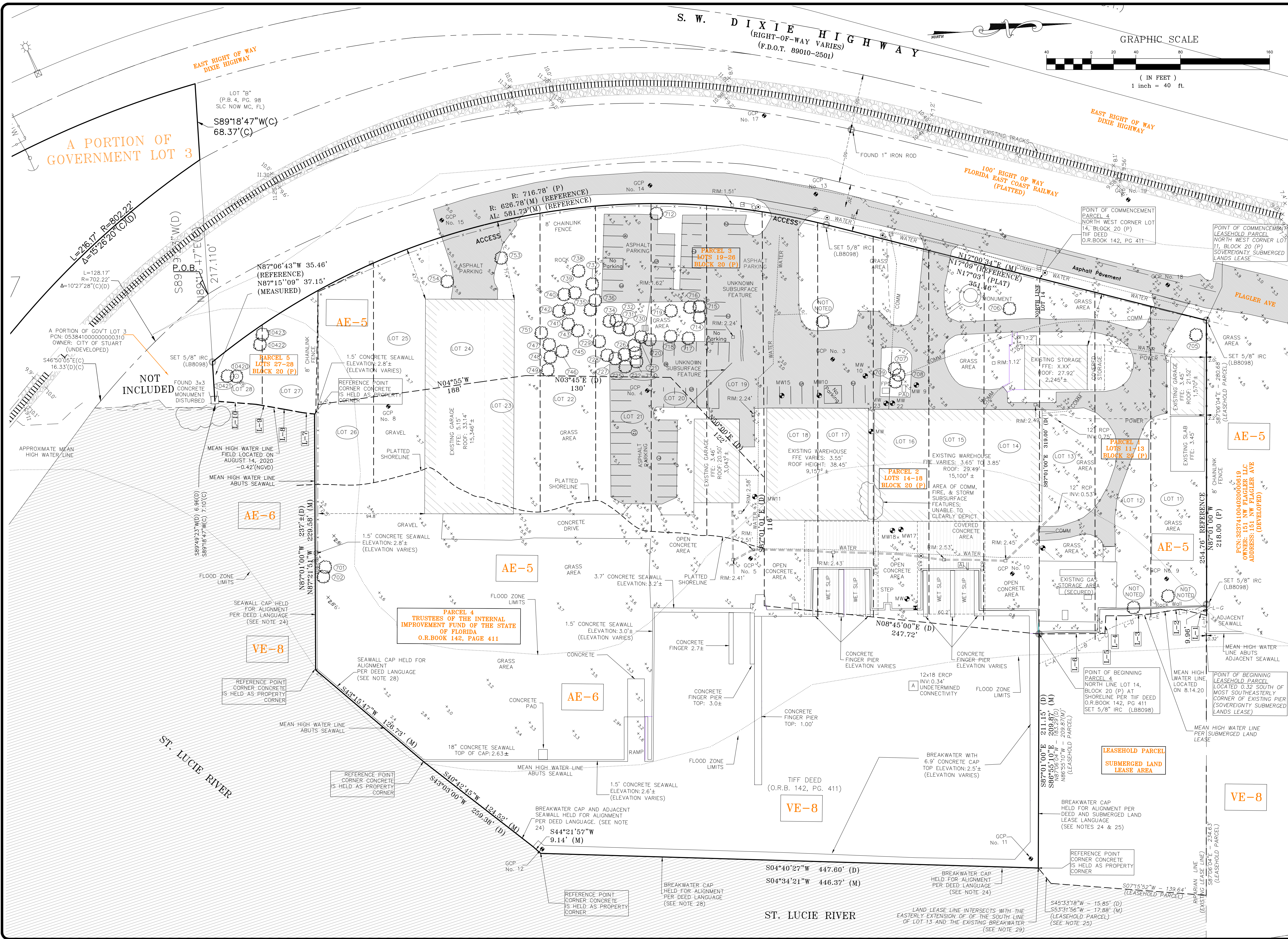


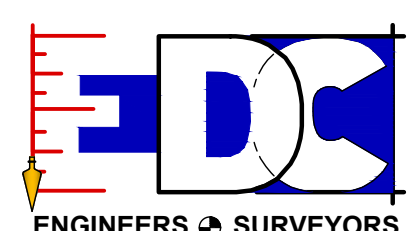
10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455

20-290

1 OF 3

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ENGINEERS & SURVEYORS
ENVIRONMENTAL

10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455
www.edc-inc.com

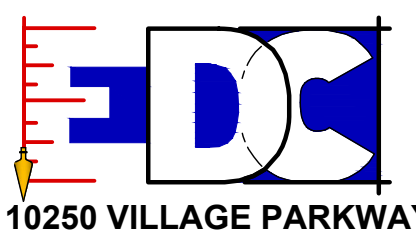
F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

CANTON	DRAWN BY	DATE
	WTO	
	CHECKED BY	
	20-290	
	FILE NAME	
	SHEET 2	
	LAYOUT	
	AS SHOWN	
	SCALE	
	DATE	

BOUNDARY AND TOPOGRAPHIC SURVEY WITH TREE LOCATIONS AND SUBSURFACE SCANNING FOR: MIDDLE ISLAND MANAGEMENT & DEVELOPMENT, LLC.

STUART, FLORIDA

MARTIN COUNTY



10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455

20-290

2 OF 3



THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY EDC, INC. SHALL BE WITHOUT LIABILITY TO EDC, INC. THIS SURVEY WAS MADE WITH LOVE.

Atlantic Point Marina Small-Scale Future Land Use Map Change City Commission May 23, 2022

**Small Scale Future Land Use Map Amendment
Industrial to Marine/Industrial**

Middle Island Management & Development, LLC

STAFF EXHIBIT B.1



1

Atlantic Point Marina Small-Scale Future Land Use Map Amendment

ORDINANCE No. 2485-2022 - AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING THE FUTURE LAND USE MAP OF THE CITY'S COMPREHENSIVE PLAN THEREBY CHANGING THE FUTURE LAND USE DESIGNATION FROM "INDUSTRIAL" TO "MARINE INDUSTRIAL" FOR MIDDLE ISLAND MANAGEMENT AND DEVELOPMENT, LLC OWNER OF PROPERTY LOCATED AT 75 NW FLAGLER AVENUE, ADJACENT TO THE ST. LUCIE RIVER, PARALLEL TO N.W. FLAGLER AVENUE, NORTH DIXIE HIGHWAY, AND THE FEC RAILWAY, AS DESCRIBED WITHIN THE ATTACHED LEGAL DESCRIPTION; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.



2

Small-Scale Future Land Use Map Change Location



DATA

Location

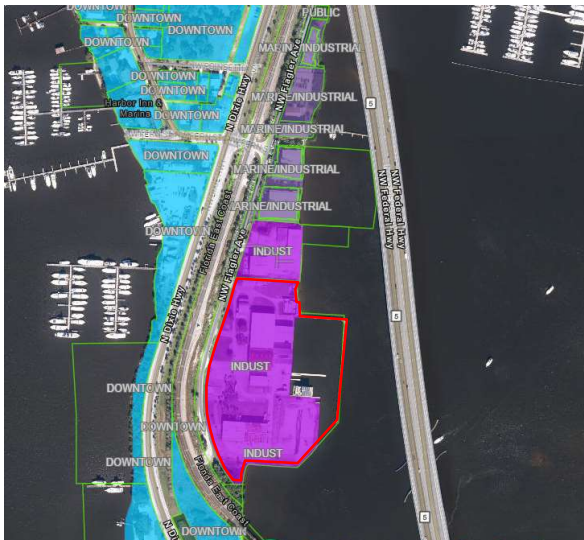
The property is located east of N Dixie Highway , NW Flagler Avenue and the FEC railway and west of St. Lucie River and Roosevelt Bridge

10.81 acres 7.86 acres of which are upland



3

Small-Scale Future Land Use Map Change



DATA

Existing FLU

Policy A7.1 E Industrial Land Use

Land uses and activities predominantly connected with manufacturing, assembly, processing, packaging, research, or storage of products. Additional permitted uses in such areas include warehousing, wholesale activity, machine repair, and limited indoor retail sales and professional and other offices. Also, public facilities and electric distribution substations are allowed.



4

Small-Scale Future Land Use Map Change



DATA

Proposed FLU

Policy A7.1.M Marine/Industrial Land use

Waterfront district which permits continuation of industrial/marine uses while encouraging mixed use development including multi-family residential; commercial; office; lodging; marinas; and civic uses. Also, public facilities and electric distribution substations are allowed.



5

Small-Scale Future Land Use Map Change

DATA AND ANALYSIS

CRITERIA

163.3177 6(a) 8. Future land use map amendments shall be based upon the following analyses:

- a. An analysis of the availability of facilities and services.
- b. An analysis of the suitability of the plan amendment for its proposed use considering the character of the undeveloped land, soils, topography, natural resources, and historic resources on site.
- c. An analysis of the minimum amount of land needed to achieve the goals and requirements of this section.



6

Small-Scale Future Land Use Map Change

DATA & ANALYSIS
Topography
Wetlands
Strategic Habitat Conservation Area
Wellfield Protection
Soils
FEMA Flood Plain
Public Services
Economic Benefit
Maximum Build Out
Urban Sprawl
Historic Resources
Future Land Use Allocation

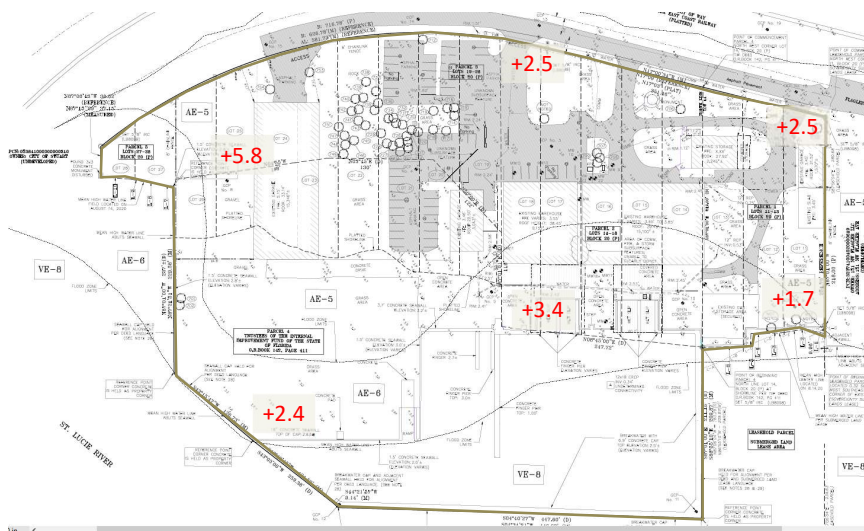


7

Small-Scale Future Land Use Map Change

DATA

Topography

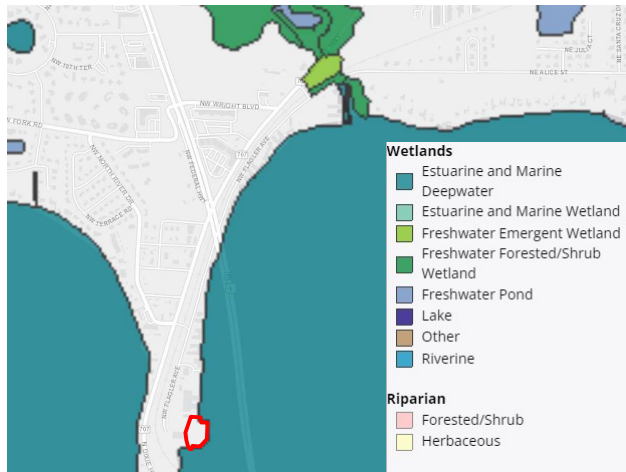


Site has 0 to 2% Slopes
and for the most part
drains directly into the
Estuary and
neighboring properties



8

Small-Scale Future Land Use Map Change



National Wetlands Inventory (usgs.gov)

DATA

Wetlands

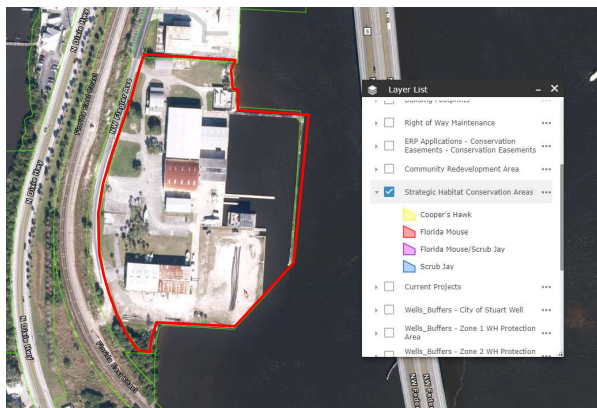
The property is adjacent to the St. Lucie Estuary which is defined on the FWC Wetlands Mapper as an Estuarine, Subtidal, Unconsolidated Bottom, resource (E1UBL).

No wetlands identified.



9

Small-Scale Future Land Use Map Change



Florida Fish and Wildlife Conservation Commission Data layer

DATA

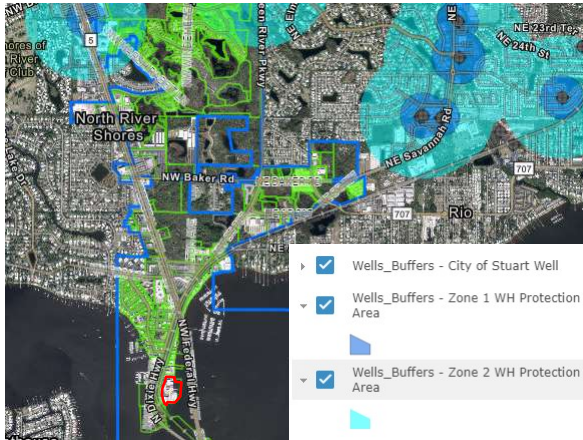
Strategic Habitat Conservation Areas

No Strategic Habitat Conservation Areas identified



10

Small-Scale Future Land Use Map Change



Martin County Data

DATA

Wellfield Protection

The property is outside of City and Martin County Wellfield Protection Areas.



11

Small-Scale Future Land Use Map Change



Florida Soil Survey Geographic Database (SSURGO)

DATA

Soils

The property has two soil types associated with it:

- A. Urban Land – Not Prime Farmland
- B. Arents, 0 to 2 percent slopes – Not Prime Farmland

Urban Land: Soils in areas of high population density in the built environment. Significantly changed by human activity. May have impervious surfaces, such as buildings and pavement.

Arents: Do not have diagnostic horizons because they have been deeply mixed by plowing, spading, or other methods of moving by humans.



12

Small-Scale Future Land Use Map Change



FEMA's National Flood Hazard Layer (NFHL) Viewer

DATA

Floodplain

The property is subject to the following:

- A. AE / COASTAL FLOODPLAIN
- B. AE / COASTAL FLOODPLAIN
- C. VE / COASTAL FLOODPLAIN

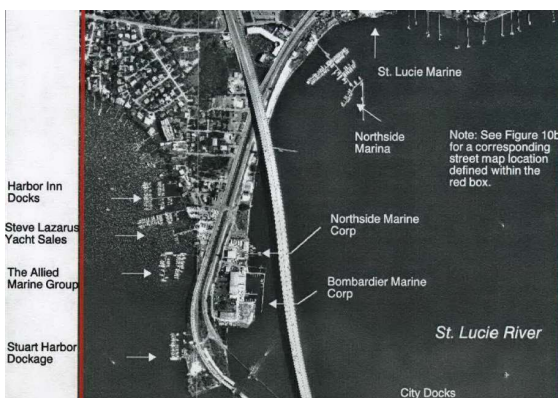
AE: 1% annual chance of flooding. This area is more commonly referred to as the base flood area or the 100-year flood plain.

VE: 1% annual chance of experiencing a flood. Fast-moving or storm-induced waves of three feet or higher may accompany the base flood elevation.



13

Small-Scale Future Land Use Map Change



Extract - part of Exhibit 10a Boat Facility Siting Plan for Martin County 2002

DATA

Boat Siting

City Comprehensive Plan

Objective 9.A8. - Boat siting.

To ensure the location of boat facilities in a manner consistent with the Boat Facility Siting Plan for Martin County (BFSP).

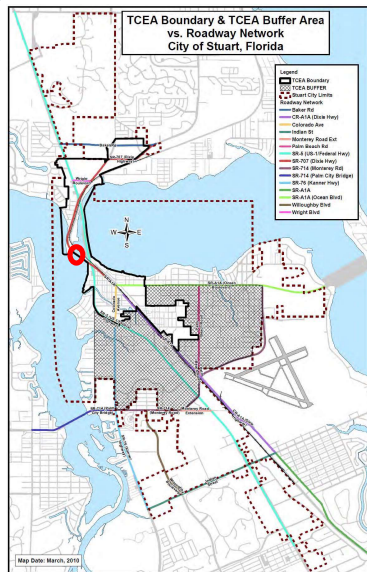
Policy 9.A8.1: The siting of all boat facilities shall be consistent with the guidelines, methodologies, procedures, and policies established in the Boat Facility Siting Plan for Martin County. This applies to the expansion of existing facilities or the development of new facilities.

The property is identified as a preferred location for boat facilities within the Boat Facility Siting Plan for Martin County. 'Bombardier Marine Corp'



14

Major Urban Code Conditional Use



DATA

Traffic Concurrency

Policy 2. 15.1. The TCEA is a specific geographic area established in the Comprehensive Plan for urban redevelopment and infill development. The TCEA exists entirely within the designated CRA and EUSA. Transportation level of service standards shall not be applied (for concurrency purposes) to any development occurring within the TCEA as depicted on the TCEA Map in order to promote urban redevelopment and infill development.

The property is located within the City's TCEA Boundary



15

Small-Scale Future Land Use Map Change

DATA

Public Services

Policy 1.A3.2. The City's Future Land Use Map and land development regulations shall direct development to areas where adequate utilities, services and schools exist or are planned in order to protect natural resources.

City Utilities & Engineering Department has confirmed water and wastewater plant capacity exists to serve the proposed development on the subject site. (revised 5/12/2022)

City of Stuart Fire Rescue has confirmed there will not be any negative impacts to Levels of service. (revised 5/12/2022)



16

Small-Scale Future Land Use Map Change

The proposed Future Land Use Change to Marine/Industrial will enable the site to be considered for Marine related uses of higher value than those allowed within the existing Industrial Future Land Use.

The proposed amendment to the Future Land Use Map is therefore in compliance with the City's Comprehensive Plan in terms of Economic Development and the attraction of new businesses.

DATA

Economic Benefit

Element 11 – Economic Development

Objective 11. A1. - Retain existing businesses and attracting new businesses.

Objective 11.A2. - Economic development opportunities.



17

Small-Scale Future Land Use Map Change

Land Use Category	In/Out CRA ¹	Residential			Non-Residential		
		General	Not ALF ⁴	ALF	% Residential	General	% Non-residential
Industrial	In	None			0%	<3.0 FAR	<10 ac
	Out	None			0%	<1.0 FAR	100%
Marine/Industrial		<15 du/ac	<15 du/ac	NA	0—25%	<3.0 FAR	<5 ac

DATA

Maximum Buildout

Existing and proposed FLU have the same FAR of 3.0

The gross site area is 10.81

Maximum Buildout: Industrial FLU (existing):

Non-Residential: 1,412,650 sq.ft

Residential Units: 0

Maximum Buildout: Marine/Industrial FLU (proposed)

Non-Residential: 1,412,650 sq.ft

Residential Units: 0 - 162 units (maximum 25% of mixed use)

Existing Buildout (prior to demolition work): 43,463 sq.ft
(0.09 FAR)



18

Small-Scale Future Land Use Map Change

DATA

Urban Sprawl

P.S. 163.	9. The future land use element and any amendment to the future land use element shall discourage the proliferation of urban sprawl.
YES/NO/NA	b. The future land use element or plan amendment shall be determined to discourage the proliferation of urban sprawl if it incorporates a development pattern or urban form that achieves four or more of the following:
YES	(I) Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.
YES	(II) Promotes the efficient and cost-effective provision or extension of public infrastructure and services.
YES	(III) Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.
YES	(IV) Promotes conservation of water and energy.
N/A	(V) Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.
YES	(VI) Preserves open space and natural lands and provides for public open space and recreation needs.
YES	(VII) Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.
NO	(VIII) Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in s. 163.3164.



19

Small-Scale Future Land Use Map Change

DATA

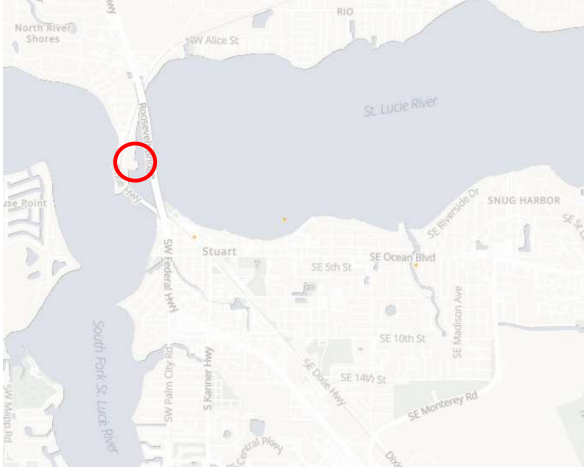
Urban Sprawl

P.S. 163.	9. The future land use element and any amendment to the future land use element shall discourage the proliferation of urban sprawl.
YES/NO/NA	a. The primary indicators that a plan or plan amendment does not discourage the proliferation of urban sprawl are listed below. The evaluation of the presence of these indicators shall consist of an analysis of the plan or plan amendment within the context of features and characteristics unique to each locality in order to determine whether the plan or plan amendment:
NO	(I) Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.
NO	(II) Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.
NO	(III) Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.
NO	(IV) Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.
NA	(V) Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.
NO	(VI) Fails to maximize use of existing public facilities and services.
NO	(VII) Fails to maximize use of future public facilities and services.
NO	(VIII) Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.
NO	(IX) Fails to provide a clear separation between rural and urban uses.
NO	(X) Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.
NO	(XI) Fails to encourage a functional mix of uses.
NO	(XII) Results in poor accessibility among linked or related land uses.
NO	(XIII) Results in the loss of significant amounts of functional open space.



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Small-Scale Future Land Use Map Change



National Register of Historic Places

DATA

Historic Resources

The property does not appear on the Register of Historic Places



21

FUTURE LAND USE	ACRES
COMMERCIAL	913.9
CONSERVATION	422.9
COUNTY	211.1
DOWNTOWN	222.8
E STUART	56.5
INDUSTRIAL	109.0
INSTITUTIONAL	209.2
LD-RESIDENTIAL	755.9
MARINE/INDUSTRIAL	12.6
MF-RESIDENTIAL	582.3
NEIGHBORHOOD/SPECIAL DISTRICT	47.0
OFFICE - RESIDENTIAL	138.1
PUBLIC	209.5
RECREATION	39.5

DATA

Future Land Use Allocation

The Change from Industrial FLU to Marine Industrial increases the supply of waterfront lands which are suitable for marine uses while retaining the availability of the property for industrial use.



22

Staff Recommendation

The proposed land use is consistent with the existing pattern of development, compatible with surrounding established Marine/Industrial Waterfront District land use patterns to the north.

Based on staff analysis and subject to the evidence presented by the applicant, staff confirm that the proposal is in compliance with the City's Comprehensive Plan.

Staff's recommendation is that the Commission motion to recommend approval of Ord: 2485-2022.



Sec. 11.01.07. "Small scale" comprehensive plan map amendment application.

- B. *Pre-application conference: DATE: July 23, 2021*
- C. *Application submittal: DATE: August 2, 2021*
- D. *Compliance Complete: DATE: September 22, 2021*
- E. *Report to the local planning agency. DATE: April 14, 2022*
- F. *Local planning agency public hearing notice and posting. DATE: March 30, 2022*
- G. *Local planning agency public hearing.*
 - a. The existing land use pattern; **INDUSTRIAL & MARINE/INDUSTRIAL. REFER TO STAFF REPORT.**
 - b. The possible creation of an isolated land use classification unrelated to adjacent and nearby classifications; **ADJACENT TO INDUSTRIAL WHICH IS PROPOSED TO BE MARINE/INDUSTRIAL FUTURE LAND USE. THE REQUEST IS CONSISTENT WITH THESE ESTABLISHED LAND USE PATTERNS AND WATER-BASED DEVELOPMENTS WITHIN THE CRA AND A MIX OF USES INCLUDING COMMERCIAL, INDUSTRIAL, AND RESIDENTIAL USES.**
 - c. The population density pattern of the area and possible increase or overtaking of the load on public facilities such as schools, utilities, and streets; **THE PROPOSED USE WILL NOT ADD TO THE POPULATION DENSITY PATTERN. IN ADDITION, A DEVELOPMENT PLAN WILL BE REQUIRED TO DEMONSTRATE THE IMPACT OF THE PROPOSED AMENDMENT ON THE DENSITY PATTERN AND IMPACT UPON PUBLIC FACILITIES.**
 - d. The possible overloading of the city's sewage collection, treatment, and disposal facilities; **THE PROPOSED FUTURE LAND USE OF MARINE/INDUSTRIAL DOES NOT INCREASE THE MAXIMUM DEVELOPMENT POTENTIAL OVER THE PRESENT FUTURE LAND USE OF INDUSTRIAL FUTURE LAND USE. ALSO, REFER TO THE CONFIRMATION OF CAPACITY LETTER FROM CITY'S UTILITIES DEPARTMENT. IN ADDITION, A DEVELOPMENT PLAN WILL BE REQUIRED TO DEMONSTRATE THE IMPACT OF THE PROPOSED AMENDMENT ON THE CITY'S SEWAGE COLLECTION, TREATMENT, AND DISPOSAL FACILITIES.**
 - e. The possible overloading of the city's drainage system; **THE PROPOSED FUTURE LAND USE OF MARINE/INDUSTRIAL DOES NOT INCREASE THE MAXIMUM DEVELOPMENT POTENTIAL OVER THE PRESENT FUTURE LAND USE OF INDUSTRIAL FUTURE LAND USE. IN ADDITION, A DEVELOPMENT PLAN WILL BE REQUIRED TO DEMONSTRATE THE IMPACT OF THE PROPOSED AMENDMENT ON THE CITY'S DRAINAGE SYSTEM.**
 - f. The existing classification boundaries in relation to existing conditions on the subject property; **THE EXISTING CONDITIONS OF A VACANT/DEMOLISHED MARINE WAREHOUSE ARE IN COMPLIANCE WITH THE EXISTING INDUSTRIAL FUTURE LAND USE.**
 - g. The existence of changed or changing conditions which make the passage of the proposed amendment necessary or appropriate; **THE ORIGINAL BUILDINGS CURRENTLY ON SITE WERE CONSTRUCTED IN THE 1930'S AND 1960'S. THE OPPORTUNITY TO DEMOLISH EXISTING BUILDINGS AND INTRODUCE MODERN, BOAT BARN, RESTAURANT, SHIP STORE, AND ANCILLARY USES AND OFFER WET AND DRY BOAT STORAGE AND OTHER AMENITIES, WILL OFFER AN EFFECTIVE REUSE OF THE PROPERTY. TO ACCOMMODATE SUCH A CHANGE A LAND USE AMENDMENT TO MARINE/INDUSTRIAL WATERFRONT DISTRICT AND A MAJOR URBAN CODE CONDITIONAL USE APPROVAL TO ALLOW THE MARINA AND RESTAURANT USE, IS REQUIRED. SUCH USES ARE ALLOWED WITHIN THE PROVISIONS OF THE CRA URBAN CODE.**

- h. The impact of the proposed amendment upon living conditions in the adjacent neighborhood; **A THE PROPOSED FUTURE LAND USE OF MARINE/INDUSTRIAL DOES NOT INCREASE THE MAXIMUM DEVELOPMENT POTENTIAL OVER THE PRESENT FUTURE LAND USE OF INDUSTRIAL FUTURE LAND USE. IN ADDITION, A DEVELOPMENT PLAN WILL BE REQUIRED TO DEMONSTRATE THE IMPACT OF THE PROPOSED AMENDMENT ON THE LIVING CONDITIONS.**
- i. The impact of the amendment upon the flow of light and air to adjacent areas; **A THE PROPOSED FUTURE LAND USE OF MARINE/INDUSTRIAL DOES NOT INCREASE THE MAXIMUM DEVELOPMENT POTENTIAL OVER THE PRESENT FUTURE LAND USE OF INDUSTRIAL FUTURE LAND USE. IN ADDITION, A DEVELOPMENT PLAN WILL BE REQUIRED TO DEMONSTRATE THE IMPACT OF THE PROPOSED AMENDMENT ON THE LIGHT AND AIR ON ADJACENT AREAS.**
- j. The impact of the proposed amendment upon property values in the adjacent area; **THE PROPOSED FUTURE LAND USE OF MARINE/INDUSTRIAL DOES NOT INCREASE THE MAXIMUM DEVELOPMENT POTENTIAL OVER THE PRESENT FUTURE LAND USE OF INDUSTRIAL FUTURE LAND USE. IN ADDITION, THE LOCATION IS IDENTIFIED AS A PREFERRED LOCATION FOR A MARINA UNDER THE MARTIN COUNTY BOAT FACILITIES SITING PLAN AND IS NOT CONSIDERED AS HAVING A DETRIMENTAL IMPACT UPON PROPERTY VALUES IN THE AREA.**
- k. The impact of the proposed amendment upon improvement or development of adjacent property in accordance with existing regulations; **THE PROPOSED FUTURE LAND USE OF MARINE/INDUSTRIAL ENHANCES THE LOCATION IS IDENTIFIED AS A PREFERRED LOCATION FOR A MARINA UNDER THE MARTIN COUNTY BOAT FACILITIES SITING PLAN AND WILL PROMOTE SIMILAR USES WITHIN THE LOCALITY. THE PROPOSED AMENDMENT IS CONSISTENT WITH PROPERTY FURTHER NORTH WHICH SHARES THE REQUESTED MARINE/INDUSTRIAL WATERFRONT DISTRICT FUTURE LAND USE. THE USE IS ALSO CONSISTENT WITH THE GOALS, OBJECTIVES, AND POLICIES OF THE COMP PLAN PERTAINING TO RETENTION AND EXPANSION OF MARINE BASED USES, ENCOURAGING ACCESS TO WATER, AND EMPLOYMENT GENERATING USE.**
- l. The existence of other adequate sites in the city for the proposed land use classifications already permitting such use. **THE LOCATION IS IDENTIFIED AS A PREFERRED LOCATION FOR A MARINA UNDER THE MARTIN COUNTY BOAT FACILITIES SITING PLAN. THERE ARE LIMITED LOCATIONS IDENTIFIED WITHIN THE CITY LIMITS, ONLY 12.6 ACRES EXIST IN THE CITY AT THE PRESENT TIME IN THE MARINE/INDUSTRIAL FUTURE LAND USE CATEGORY. THERE ARE APPROXIMATELY 109 ACRES AT PRESENT WITHIN THE INDUSTRIAL FUTURE LAND USE.**



City of Stuart Fire Rescue

800 SE Martin Luther King Blvd, Stuart, FL 34994

Vincent Felicione, Fire Chief, CFEI, CVFI

vfelicione@ci.stuart.fl.us

772-600-1287

ISO CLASS 1 DEPARTMENT

May 12, 2022

Kevin Freeman
City of Stuart Development Director
121 SW Flagler Ave
Stuart, FL 34994

Re: future land use for Parcel #32-37-41-004-020-00110-0 in Stuart, Florida.

Mr. Freeman,

The City of Stuart has sufficient Fire Rescue capacity to serve the maximum buildout for the Marine/Industrial future land use for Parcel #32-37-41-004-020-00110-0 in Stuart, Florida.

This letter should not be construed as a commitment on behalf of the City to provide such additional service to the property until such time final design plans have been reviewed and approved.

Should you have any questions or require any additional information, please contact me.

Respectfully,

A handwritten signature in black ink, appearing to read "V. Felicione", written over a horizontal line.

Vince Felicione
Fire Chief

General Information

(Please Print or Type)

1. Property Owner, Lessee, Contract Purchaser, or Applicant (circle one):

Name: Middle Island Management & Development LLC	City/State/Zip Code: Stuart, FL, 34994
Title: Agent: Jeffrey Hardin	Telephone Number:
Company: Middle Island Management & Development LLC	Facsimile Number:
Company Address: 75 NW Flagler Avenue	Email Address (optional):

2. Agent of Record (if any): The following individual is designated as the Agent of Record for the property owner, lessee, or contract purchaser and should receive all correspondence related to the application review.

Name: Donald J. Cuozzo	City/State/Zip Code: Stuart, Florida 34995
Title: President	Telephone Number: 772 485 1600
Company: Cuozzo Planning Solutions, Inc.	Facsimile Number:
Company Address: P.O. Box 1939	Email Address (optional): dcuozzo@cdgplan.com

3. The Undersigned, as the Property Owner, Lessee, Contract Purchaser, or Applicant (circle one), acknowledges responsibility for all City expenses associated with the referenced application (s) including time spent by the City's consultants and further acknowledges that payment of consultant fees will be made prior to the receipt of the consultant comments.

Name: Middle Island Management & Development LLC	City/State/Zip Code: Stuart, FL, 34994
Title: Agent: Jeffrey Hardin	Telephone Number:
Company: Middle Island Management & Development LLC	Facsimile Number:
Company Address: 75 NW Flagler Avenue	Email Address (optional):

I hereby certify that all information contained herein is true and correct.

4. Signed this 27 day of August, 2021.

Jeffrey Hardin
Signature of Property Owner, Lessee, Contract Purchaser or Applicant (circle one)

State of Florida, Martin County The foregoing instrument was acknowledged before me on this 27 day of August, 2021 by Jeffrey Hardin who is personally known to me, or who has produced _____ as identification and who did/did not take an oath.

Allison Bauer
Notary Signature

Commission expires:



ALLISON BAUER
Commission # HH 027650
Expires August 4, 2024
Bonded Thru Budget Notary Services

City of Stuart Development Department, 121 SW Flagler Ave. Stuart, FL 34994 Phone: (772) 288-5326 Fax: (772) 288-5388

CITY OF STUART, FLORIDA AGENDA ITEM REQUEST Community Redevelopment Board

Meeting Date: 5/23/2022

Prepared by: Kevin Freeman

Title of Item:

ATLANTIC POINT MARINA - MAJOR URBAN CODE CONDITIONAL USE APPROVAL (QUASI JUDICIAL)(RC):

RESOLUTION No. 43-2022; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA," GRANTING A MAJOR URBAN CODE CONDITIONAL USE APPROVAL FOR MIDDLE ISLAND MANAGEMENT AND DEVELOPMENT, LLC OWNER OF PROPERTY LOCATED AT 75 NW FLAGLER AVENUE, ADJACENT TO THE ST. LUCIE RIVER, PARALLEL TO NW FLAGLER AVENUE, NORTH DIXIE HIGHWAY, AND THE FEC RAILWAY, AS DESCRIBED WITHIN THE ATTACHED LEGAL DESCRIPTION; REQUIRING SPECIFIC POLICIES TO BE CONSIDERED INCLUDING LAND USES, PARKING PROVISIONS, LANDSCAPE BUFFER WIDTHS, BUILDING WALL MATERIALS, ROOF PITCH, ROOF MATERIALS, ARCADES, PORCHES, OUTBUILDINGS AND BALCONIES ALLOWING FOR A BOAT BARN, RESTAURANT, SHIP STORE, BOAT SLIPS, AND ASSOCIATED MARINA USES; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR A TIMETABLE OF DEVELOPMENT; PROVIDING FOR CONDITIONS OF APPROVAL; AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:

This request, together with its proposed public art elements as a separate item, was presented to the Community Redevelopment Board at their meeting of May 3rd, 2022. The CRB recommended approval with a comment that the 'Lighthouse Structure' be reviewed in greater detail.

**R43-2022 Major Urban Code Conditional Use Approval
Project Summary**

The applicant, Middle Island Management & Development, LLC, is requesting a Major Urban Code Conditional use approval as per Section 3.01.06 of the City of Stuart Land Development Code. The conditional use would allow for the development of a Marine-Industrial waterfront project with commercial uses consisting of a 109,708 square foot Boat Barn (+/- 470 dry storage spaces), a 6,510 square foot, one story restaurant facility, a 2,000 square foot, two story ship store, a 2,000 square foot, two story fitness center, a pool facility, a lighthouse architectural feature (approved as Public Art by the Community Redevelopment Board) and wet boat storage (+/-100 spaces) in the City's Community Redevelopment Area north of the old Roosevelt Bridge.

Specific policies requiring consideration as a major urban code conditional use:

1. Section 2.02.02 Table 2 Land Uses to allow the proposed marina facilities and restaurant use.
2. Section 3.01.03.F.2. Urban Code District Use – specific to parking provisions.
3. Section 3.01.03.G a thru i. includes provisions requiring landscape buffer widths in relation to setbacks and in relation to proposed parking areas and proximity to public right of way.
4. Section 3.01.04.B.2 Roof Manner – to allow provision of a mansard style roof design where code provisions specify gable and simple hip roofs, flat roofs with railings, or parapets.
5. Section 3.01.04.B.2 Roof Manner – e. pitch requirements.
6. Section 3.01.04.C Arcades and Porches.
7. Section 3.01.04.F. Outbuildings - Code limits the number of such buildings to one per principal building.

8. Section 3.01.04.M. Balconies.

Stormwater treatment design and low impact development approaches have been achieved in project design and detailed as follows: Thirteen tree boxes are proposed around the restaurant and pool area. A rain garden is proposed in the dry detention area (see post development drainage plan). Bio-retention swales are proposed in dry detention areas 2, 4, and 5 (see post development drainage plan). Green walls are proposed at the Boat Barn (see architectural plans). Approximately 572 linear feet of exfiltration trench is proposed. (see post development drainage plan) All proposed sidewalks are pervious concrete. Approximately 0.257 acres of proposed parking is pervious pavement. A nutrient separating baffle box is proposed in dry detention area 6 (see post development drainage plan).

Funding Source:

N/A

Recommended Action:

Motion to find the request:

1. In compliance - approved;
2. In compliance - subject to stated conditions or modifications; or
3. Not in compliance - denied.

Staff recommendation: Motion to approve, finding the application in compliance subject to the stated conditions.

ATTACHMENTS:

1. A.1 R43-2022 Atlantic Point Marina
2. A.2 R43-2022 Exhibit D.a Site Survey 1 of 3
3. A.2 R43-2022 Exhibit D.a Site Survey 2 of 3
4. A.2 R43-2022 Exhibit D.a Site Survey 3 of 3
5. A.2 R43-2022 Exhibit D.b Final Site Plan 4-22-2022 Sheet 1 of 1
6. A.2 R43-2022 Exhibit D.c Landscape Plans 4-21-2022 Sheets L-1 through 5
7. A.2 R43-2022 Exhibit D.d Phasing Plan 4-21-2022
8. A.2 R43-2022 Exhibit D.e Architectural_Full_Set_3-9-2022
9. B.1 Staff Report and Analysis MUCCU
10. C.1 Major Urban Code Conditional Use Application
11. D.1 Drainage Report
12. D.2 Environmental assessment



**BEFORE THE CITY COMMISSION
CITY OF STUART, FLORIDA**

RESOLUTION NUMBER 43 - 2022

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA. GRANTING A MAJOR URBAN CODE CONDITIONAL USE APPROVAL FOR MIDDLE ISLAND MANAGEMENT AND DEVELOPMENT, LLC OWNER OF PROPERTY LOCATED AT 75 NW FLAGLER AVENUE, ADJACENT TO THE ST. LUCIE RIVER, PARALLEL TO NW FLAGLER AVENUE, NORTH DIXIE HIGHWAY, AND THE FEC RAILWAY, AS DESCRIBED WITHIN THE ATTACHED LEGAL DESCRIPTION; REQUIRING SPECIFIC POLICIES TO BE CONSIDERED INCLUDING USES, PARKING PROVISIONS, LANDSCAPE BUFFER WIDTHS, BUILDING WALL MATERIALS, ROOF PITCH, ROOF MATERIALS, ARCADES, PORCHES, OUTBUILDINGS AND BALCONIES ALLOWING FOR A BOAT BARN, RESTAURANT, SHIP STORE, BOAT SLIPS, AND ASSOCIATED MARINA USES; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR A TIMETABLE OF DEVELOPMENT; PROVIDING FOR CONDITIONS OF APPROVAL; AND FOR OTHER PURPOSES.

*** * * * ***

WHEREAS, the City Commission held a properly noticed hearing at a regularly scheduled City Commission to consider the application by Cuzzo Planning Solutions, Inc. representing Middle Island Management & Development LLC (owner), for a 10.81-acre parcel of land;

WHEREAS, the Community Redevelopment Board held a properly noticed hearing at a regularly scheduled meeting to consider the applications of the Petitioner and recommended approval of the Major Urban Code Conditional Use on May 3, 2022; and Minor Urban Code Conditional Use for required Public Art.

WHEREAS, on May 9, 2022, the City Commission held a properly noticed hearing at a regularly scheduled City Commission to consider the application by the Owner and Applicant, to consider the Major Urban Code Conditional Use, and

WHEREAS, the Owner and Applicant have committed to the City that its development will comply with all development codes, plans, standards, and conditions approved by the City Commission; and that it will bind its successors in title to any such commitments made upon this resolution; and

WHEREAS, at the hearing the applicant showed by substantial competent evidence that the application is consistent with the Stuart Comprehensive Plan, and the Land Development Code of the City, and with the procedural requirements of law; and

WHEREAS, the Applicant has committed to the City that its development will comply with all development codes, plans, standards, and conditions approved by the City Commission; and that it will bind its successors in title to any such commitments made upon approval of the Major Urban Code Conditional Use Approval; and

WHEREAS, the Applicant, Middle Island Management & Development LLC, is requesting a Major Urban Code Conditional Use approval to allow for development of a restaurant, boat barn/warehouse, boat slips, ship store, and supporting parking, infrastructure, and recreational facilities, on 10.81 parcel of which 7.86 acres is dry land, and

WHEREAS, the Applicant has requested relief from the following sections of the City's Land Development Code, Section 2.02.02 Table 2, Section 3.01.03.F.2, Section 3.01.03.G a thru i, Section 3.01.04, Section A.2. a through l, Section 3.01.04.B, Section 3.01.04.C, Section 3.01.04.F, Section 3.01.04.M. In addition, a variance is requested for sidewalks to be 6 feet rather than 8 feet in width along N.W. Flagler Avenue right-of-way; and

WHEREAS, the Major Conditional Use approval shall run with the land; and

WHEREAS, the property is legally described in “**Exhibit A**” of this ordinance. A map depicting the property is attached hereto as **Exhibit “B”** and made a part hereof by reference and development conditions attached hereto as **Exhibit “C”**.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA that:

SECTION 1: The approve documents are on file as public records of the City, at the office of the City Clerk in City Hall, and attached hereto as **Exhibit “D”**, hereinafter the “Development Documents”, shall be deemed a part of this ordinance.

SECTION 2: Except as otherwise provided herein, no development permits, site permits, or building permits shall be issued by the City except in compliance with the City’s Land Development Code.

SECTION 3: All resolutions or parts of resolutions in conflict with this resolution or any part thereof is hereby repealed to the extent of such conflict. If any provision of this ordinance conflicts with any contractual provision between the City and the developer of the site, this resolution shall prevail.

SECTION 4: If any provision of this resolution or the application thereof to any person or circumstance is held invalid, the invalidity shall not affect other provisions or applications which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are declared severable.

SECTION 5: Following the adoption and acceptance of this resolution by the Owner, and in addition to any other action for failure to complete development or otherwise comply with the Development Documents, the City Development Director may obtain a hearing before the City Commission, \$shall thereupon give at least five (5) days written notice of the time, date and location of the hearing, along with specific notice of the alleged breach. At the hearing before

the City Commission the developer may appear and may contest the allegation of breach or explain the reason or reasons for the breach. Upon a finding of a material breach of the Development Documents and therefore, the Resolution(s) adopting the same, the City Commission may impose or do any or all of the following:

- a. Initiate the process to amend or repeal this or any other ordinance pertaining to the development.
- b. Direct the City Development Director to initiate the process to rezone the property or any portion of the property.
- c. Impose an administrative penalty of up to \$1,000.00 for each violation, and up to \$5,000.00 for each repeat violation that occurs, along with all reasonable costs, including attorney's fees incurred by the City.

Any breach of any provision or condition of this conditional use resolution by the developer shall be considered a zoning violation subject to any remedies provided herein, or as otherwise provided by law. In the event a violation found continues from day to day, each day the violation is found to continue shall be deemed a separate violation.

SECTION 6: This resolution shall be effective upon the last of the following to occur: adoption by the City Commission, and proper execution and acceptance by the Owners.

SECTION 7: The complete execution and recording of this resolution by the City Clerk shall occur no later than 60 days from the date of this approval, failing which this ordinance shall be void.

SECTION 8: Upon complete execution of this resolution including the Acceptance and Agreement by the Owners, the City Clerk is directed to record a Certified Copy of the same in the Public Records of Martin County, Florida.

Passed on the ____ day of _____, 2022.

Commissioner _____ offered the foregoing Resolution and moved its adoption. The motion was seconded by Commissioner _____ and upon being put to a roll call vote, the vote was as follows:

MERRITT MATHESON, MAYOR
TROY MCDONALD, VICE MAYOR
BECKY BRUNER, COMMISSIONER
EULA R. CLARKE, COMMISSIONER
MIKE MEIER, COMMISSIONER

YES	NO	ABSENT	ABSTAIN

ATTEST:

MARY R. KINDEL
CITY CLERK

MERRITT MATHESON
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

MICHAEL J. MORTELL, ESQ.
CITY ATTORNEY

ACCEPTANCE AND AGREEMENT

BY SIGNING THIS ACCEPTANCE AND AGREEMENT, THE UNDERSIGNED HEREBY ACCEPTS AND AGREES TO ALL OF THE TERMS AND CONDITIONS CONTAINED IN AN URBAN CODE CONDITIONAL USE APPROVAL AND IN ALL EXHIBITS, ATTACHMENTS AND DEVELOPMENT DOCUMENTS, INTENDING TO BE BOUND THEREBY, AND THAT SUCH ACCEPTANCE AND AGREEMENT IS DONE FREELY, KNOWINGLY, AND WITHOUT ANY RESERVATION, AND FOR THE PURPOSES EXPRESSED WITHIN THE ABOVE ORDINANCE. IF IT IS LATER DISCOVERED THAT THE UNDERSIGNED, OR ITS SUCCESSORS OR ASSIGNS HAVE FAILED IN ANY MATERIAL WAY TO DEVELOP THIS RESIDENTIAL PLANNED UNIT DEVELOPMENT ACCORDING TO THIS ORDINANCE, ITS CONDITIONS, AND THE DEVELOPMENT PLANS AND DOCUMENTS, THE UNDERSIGNED UNDERSTANDS AND AGREES THAT THIS ORDINANCE MAY BE AMENDED OR REPEALED BY THE CITY COMMISSION, AND THAT OTHER ACTIONS MAY BE TAKEN AGAINST THE UNDERSIGNED BY THE CITY, INCLUDING BUT NOT LIMITED TO CODE ENFORCEMENT ACTIONS, PERMIT AND LICENSING REVOCATIONS, AND ALL APPLICABLE CIVIL AND CRIMINAL ACTIONS.

IN WITNESS WHEREOF THE UNDERSIGNED HAS EXECUTED THIS ACCEPTANCE AND AGREEMENT:

WITNESSES:

Middle Island Management & Development LLC

Print Name: _____

By: _____
Jeffrey Hardin (Agent of Middle Island
Management & Development LLC)

Print Name: _____

Personally Known _____ OR Produced Identification _____ Type of ID _____

OWNERS ACKNOWLEDGMENT

The above Ordinance, Acceptance and Agreement was acknowledged before me this _____ day
of _____, 2022, by Jeffrey Hardin, Agent for Middle Island Management LLC

Notary Public, State of Florida
My Commission Expires:

Notary Seal

Personally Known _____ OR Produced Identification _____
Type of Identification Produced _____

CITY'S ACKNOWLEDGMENT

The above Ordinance, Acceptance and Agreement was acknowledged before The above
Ordinance, Acceptance and Agreement was acknowledged before me by means of ☒ physical
presence or ☐ online notarization this _____ day of _____, 2022 Merritt
Matheson, Mayor, and Mary Kindel, City Clerk, respectively, of the City of Stuart, Florida, a
Florida municipal corporation, who ☐ are personally known to me or ☐ have produced
_____ as identification.

(Notary Seal)

Signature of Notary Public
Printed Name: _____

Exhibit “A” Legal Description

PARCEL 1: LOTS 11, 12 AND 13, BLOCK 20, RIVERSIDE PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE 98, OF THE PUBLIC RECORDS OF ST. LUCIE (NOW MARTIN) COUNTY, FLORIDA.

PARCEL 2: LOTS 14, 15, 16, 17, AND 18, BLOCK 20, REVISED PLAT OF GOSLING, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 35, OF THE PUBLIC RECORDS OF ST. LUCIE (NOW MARTIN) COUNTY, FLORIDA; ALSO SHOWN ON THE PLAT OF RIVERSIDE PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE 98, OF THE PUBLIC RECORDS OF ST. LUCIE (NOW MARTIN) COUNTY, FLORIDA, AND MARKED "NOT INCLUDED IN THIS ACREAGE".

PARCEL 3: LOTS 19, 20, 21, 22, 23, 24, 25 AND 26, BLOCK 20, RIVERSIDE PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE 98, OF THE PUBLIC RECORDS OF ST. LUCIE (NOW MARTIN) COUNTY, FLORIDA.

PARCEL 4: : A PARCEL OF SUBMERGED LAND IN THE ST. LUCIE RIVER IN SECTION 32, TOWNSHIP 37 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE NORTHWEST CORNER OF LOT 14, BLOCK 20, RIVERSIDE PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE 98, OF THE PUBLIC RECORDS OF ST. LUCIE (NOW MARTIN) COUNTY, FLORIDA RUN SOUTH 87°01' EAST ALONG THE NORTH LINE OF THE SAID LOT 14, A DISTANCE OF 319.00 FEET TO THE SHORELINE OF THE ST. LUCIE RIVER FOR THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 87°01' EAST, A DISTANCE OF 211.15 FEET TO THE BULKHEAD LINE AS ESTABLISHED BY THE CITY OF STUART; THENCE SOUTH 04°40'27" WEST ALONG SAID BULKHEAD LINE, A DISTANCE OF 447.60 FEET; THENCE SOUTH 43°03' WEST ALONG SAID BULKHEAD LINE, A DISTANCE OF 259.38 FEET; THENCE NORTH 87°01' WEST, A DISTANCE OF 237 FEET TO AFORESAID SHORELINE OF ST. LUCIE RIVER, THENCE MEANDER SAID SHORELINE NORTH 4°55" WEST, A DISTANCE OF 188.00 FEET; THENCE NORTH 03°45" EAST, A DISTANCE OF 130.00 FEET; THENCE NORTH 50° EAST, A DISTANCE OF 122.00 FEET; THENCE SOUTH 87°01' EAST, A DISTANCE OF 116.00 FEET; THENCE NORTH 08°45' EAST A DISTANCE OF 247.72 FEET TO THE POINT OF BEGINNING.

PARCEL 5: LOT 27 AND LOT 28, BLOCK 20, RIVERSIDE PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE 98, OF THE PUBLIC RECORDS OF ST. LUCIE (NOW MARTIN) COUNTY, FLORIDA.

LEASEHOLD PARCEL: A PARCEL OF SOVEREIGNTY SUBMERGED LAND LYING IN THE ST. LUCIE RIVER, IN THE SOUTH HALF OF SECTION 32, TOWNSHIP 37 SOUTH, RANGE 41 EAST, CITY OF STUART, MARTIN COUNTY, FLORIDA, SAID PARCEL BEING EASTERLY OF LOTS 11, 12, & 13 IN BLOCK 20 OF “RIVERSIDE PARK”

ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4 AT PAGE 98 OF THE PUBLIC RECORDS OF ST. LUCIE (NOW MARTIN) COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT 11; THENCE ALONG THE NORTH LINE OF SAID LOT 11: SOUTH 87°06'04" EAST 280.68 FEET TO A POINT 04" EAST 280.68 TO A POINT 0.32 FEET SOUTH OF THE MOST SOUTHEASTERLY CORNER OF AN EXISTING PIER AND THE POINT OF BEGINNING; THENCE ALONG THE EASTERLY EXTENSION OF SAID NORTH LINE, CONTINUING; (2) SOUTH 87°06'04" EAST 234.63 FEET; (3) THENCE SOUTH 07°15'52" WEST 139.64 FEET; (4) THENCE SOUTH 45°33'18" WEST 15.85 FEET TO ITS INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 13; THENCE ALONG SAID EXTENSION: (5) NORTH 87°06'04" WEST 183.29 FEET TO ITS INTERSECTION WITH THE MEAN HIGH WATER LINE OF SAID ST. LUCIE RIVER; THENCE ALONG SAID MEAN HIGH WATER LINE: (6) NORTH 19°00'42" WEST 25.03 FEET; (7) NORTH 25°31'33" WEST 25.00 FEET; (8) NORTH 25°47'38" WEST 24.91 FEET; (9) NORTH 18°32'37" WEST 24.89 FEET; (10) NORTH 08°36'39" WEST 25.74 FEET; (11) NORTH 00°30'17" WEST 25.29 FEET; (12) NORTH 20°41'08" EAST 10.67 FEET TO ITS INTERSECTION WITH THE NORTH LINE OF SAID LOT 11; THENCE ALONG SAID NORTH LINE (13) SOUTH 87°08'04" EAST 15.70 FEET TO THE POINT OF BEGINNING.

Exhibit “B” Map:

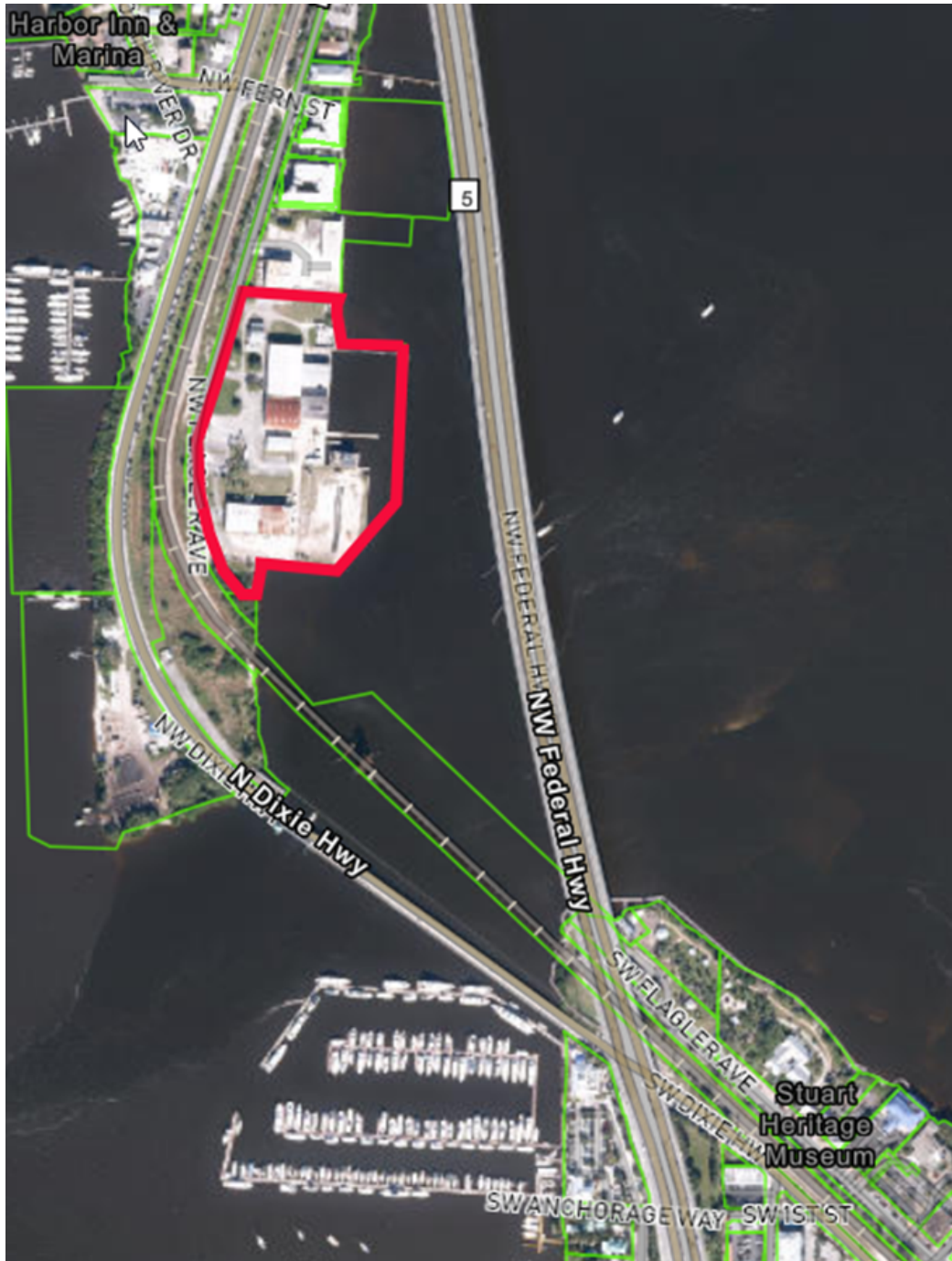


Exhibit “C” Conditions of Approval

Development and Construction

1. Except as otherwise set forth in the Atlantic Point Marina Urban Code Conditional Use Approval, development shall comply with the City Land Development Code. Any modifications to the Master Site Plan that exceeds 10% of the approved building footprint, building setbacks, gross square footage, building location, parking size, location and number of parking, drainage areas, and location of landscaping, may be approved by the City’s Development Director, provided however, the Development Director may refer the matter to the City Commission for approval via public hearing.
2. Prior to construction of the ‘Lighthouse’ structure full architectural details in respect of the shall be approved through a major amendment to the site plan. The resultant structure shall not be used as ‘occupiable space’ at any time.
3. All applicable state or federal permits must be obtained before the commencement of any development activities. Issuance of this development order/permit/approval by the City of Stuart does not in any way create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the City of Stuart for the issuance of this order/permit/approval if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.
4. Existing Mangroves shall be maintained and protected during construction and thereafter. Any trimming shall only be permitted by the Florida Department of Environmental Protection.

Prior to Issuance of Site Permits

5. Applicant shall provide a digital boundary survey and civil plan prior to the issuance of a site permit.

6. Civil Plans shall be reviewed and approved by all applicable City departments prior to the issuance of a site permit.
7. Required regulatory agency permits, pertaining to upland site improvement works, including but not limited to the South Florida Water Management District, Department of Environmental Protection and Army Corp of Engineers, shall be obtained by the applicant and copies provided to the City prior to the commencement of any upland site improvements and development activities.
8. Regulatory agency permits pertaining to improvements within the submerged lands and below the high-water line, including but not limited to the South Florida Water Management District, Department of Environmental Protection and Army Corp of Engineers, shall be obtained by the applicant and copies provided to the City prior to the commencement of any development activities taking place within said submerged lands and below the high-water line.
9. All development activities shall comply with the City's Concurrency Management System prior to the issuance of building permits.
10. Compliance with the City's Public Art (Land Development Code 3.01.08) shall be required prior to issuance of Building Permit. The developer shall provide work of art on the development site valued at not less than one percent of the vertical construction cost of the development and approved by the Community Redevelopment Board. In lieu of providing a work of art, the developer may make contribution of one percent of the vertical cost of construction into the public art trust fund.
11. An application for site plan approval for all docks/piers shall be required to comply with the Land Development Code provisions of 5.06.02 (Shoreline Protection Zone Delineation) and shall be accompanied with valid permits from the South Florida Water Management District and/or the Florida Department of Environmental Protection
12. Except as provided herein, all development shall comply with City Code.

13. Any sidewalks or roads damaged during construction shall be repaired and/or replaced by the applicant as per the City's specification.
14. Site lighting shall not negatively impact adjacent properties and shall not create a visual nuisance. Decorative exterior light fixtures shall be approved prior to the issuance of any development permits.
15. Erosion and dust control measures to be implemented during construction shall be provided on the civil engineering plans and submitted during final site plan review. Water trucks shall be provided by the applicant as necessary during construction in order to reduce dust generated on-site.
16. A Landscape Maintenance Agreement, executed in accordance with the City Land Development Regulations, shall be submitted for review and approval prior to the issuance of the Certificate of Completion.
17. All Landscape areas shall be provided with an irrigation system of sufficient capacity to maintain the landscaping in a healthy growing condition.
18. The applicant shall provide five (5) full bike racks, with a design acceptable to the City's Development Department.
19. Construction activity shall be limited to 7:00 am to 6:00 pm Monday thru Friday and 8 am to 6 pm Saturday and Sunday.
20. Banners and any other sign or advertising device not in accordance with the City's Land Development Regulations are prohibited on the property.
21. Billboards are prohibited on the property.

22. The conceptual sign package submitted as part of the Architectural set of drawings will be reviewed by staff prior to permitting to determine a reasonable sign area in relation the total wall area of each façade for each of the buildings.
23. The applicant shall provide details of docks with slips that would support a city water taxi stop, plans showing path to and from a continual and connected path to existing and future boardwalk.
24. Any right of way improvements and parking within the right of way shall be maintained and operated by the developer in perpetuity or until alternative maintenance arrangements are signed off by the City's Public Works director.
25. All connections to existing and future board walk shall remain open without fee to the public.
26. The applicant shall comply with all applicable Handicap Accessibility standards.
27. Final Development Plans and Construction Drawings shall be reviewed and approved by all necessary City departments prior to the issuance of any building permits.
28. Prior to issuance of a building permit, the applicant shall either contribute the required art fee of one percent of the vertical construction cost or provide work of art on the development pursuant to Section 3.01.08
29. All dock facilities and marine related bulkheads, hardened shorelines, etc. shall be maintained by the property owner, any new marine related improvements, modification, repairs and permitting associated with such facilities shall be accomplished by, and the responsibility of, the owner. There shall be no liveaboards permitted per the definition of the Department of Environmental Protection. The term "liveaboard" is defined as a vessel docked at the facility and inhabited by a person or persons for any five (5) consecutive days or a total of ten (10) days within a thirty (30) day period. Fueling facilities are permitted only at locations shown of the site plan.

30. The applicant shall submit a site building and marine construction permits prior to December 31, 2024 and obtain a Certificate of Completion for all buildings and marine related facilities by December 31, 2027.

31. The following uses shall be permitted:

- a. Boat Storage
- b. Retail (Ship store)
- c. Restaurant
- d. Fitness center
- e. Marina related activities

Prohibited

32. No temporary or modular buildings are permitted on the property except for permitted temporary construction/leasing trailers.

33. Billboards are prohibited on the property.

34. Banners and any other sign or advertising device not in accordance with the City's Land Development Regulations are prohibited.

35. No Live aboard vessels are allowed in the submerged land lease area connected to this conditional use approval unless it is for the purpose to dock and to use the Atlantic Point Marina facilities. No residential activities shall be permitted.

Exhibit “D”

Approved Plans and Documents

- a. Boundary & Topographic Survey, EDC Engineers, 5-12-2022. (3 sheets)
- b. Site Plan: Conceptual Design Group, Inc.: 4-22-2022
- c. Landscape Plan Set, Sheets L1 thru L-5, Conceptual Design Group, Inc.: 4-21-2022
- d. Phasing Plan, Conceptual Design Group, Inc. 4-21-2022
- e. Architectural Plan Set Birse Thomas Project 21-330 2-28-2022

INC. SHALL BE WITHOUT LIABILITY TO EDC, INC. IN THE EVENT OF ANY SUCH INDEMNIFICATION OBLIGATION. THE OBLIGATION OF EDC, INC. TO INDEMNIFY AND HOLD HARMLESS THE OTHER PARTY TO THIS AGREEMENT SHALL BE WITHOUT LIABILITY TO EDC, INC. IN THE EVENT OF ANY SUCH INDEMNIFICATION OBLIGATION.

PARCEL 1:
LOTS 11, 12 AND 13, BLOCK 20, RIVERSIDE PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE 98, OF THE PUBLIC RECORDS OF ST. LUCIE
(NOW MARTIN) COUNTY, FLORIDA.

PARCEL 2:
LOTS 14, 15, 16, 17, and 18, BLOCK 20, REVISED PLAT OF GOSLING, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 35, OF THE PUBLIC RECORDS OF ST. LUCIE (NOW MARTIN) COUNTY, FLORIDA; ALSO SHOWN ON THE PLAT OF RIVERSIDE PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE 98, OF THE PUBLIC RECORDS OF ST. LUCIE (NOW MARTIN) COUNTY, FLORIDA, AND MARKED "NOT INCLUDED IN THIS ACREAGE".

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RUN SOUTH 87°01' WEST ALONG THE NORTH LINE OF THE SAID LOT 14, A DISTANCE OF 319.00 FEET TO THE SHORELINE OF THE ST. LUCIE RIVER FOR THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 87°01' EAST, A DISTANCE OF 211.15 FEET TO THE BULKHEAD LINE AS ESTABLISHED BY THE CITY OF STUART; THENCE SOUTH 04°40'27" WEST ALONG SAID BULKHEAD LINE, A DISTANCE OF 447.60 FEET; THENCE SOUTH 43°03' WEST ALONG SAID BULKHEAD LINE, A DISTANCE OF 259.38 FEET; THENCE NORTH 87°01' WEST, A DISTANCE OF 235.70 FEET TO SAID SHORELINE; THENCE SOUTH 87°01' WEST, A DISTANCE OF 188.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 03°45' EAST, A DISTANCE OF 130.00 FEET; THENCE NORTH 50° EAST, A DISTANCE OF 122.00 FEET; THENCE SOUTH 87°01' EAST, A DISTANCE OF 116.00 FEET; THENCE NORTH 08°45' EAST, A DISTANCE OF 247.72 FEET TO THE POINT OF BEGINNING.

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LOT 27 AND LOT 28, BLOCK 20, RIVERSIDE PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE 98, OF THE PUBLIC RECORDS OF ST. LUCIE
(NOW MARTIN) COUNTY, FLORIDA.

LEASOLDOM PARCEL: A PARCEL OF SOVEREIGNTY SUBMERGED LIE LYING IN THE ST. LUCIE RIVER, IN THE SOUTH HALF OF SECTION 32, TOWNSHIP 37 SOUTH, RANGE 41 EAST, CITY OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, SAID PARCEL BEING EASTERLY OF LOTS 11, 12, & 13 IN BLOCK 20 OF 'RIVERSIDE PARK' ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4 AT PAGE 88 OF THE PUBLIC RECORDS OF ST. LUCIE (NOW MARTIN) COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF BEGINNING OF THE MOST SOUTHEASTERLY CORNER OF AN EXISTING PIER AND THE POINT OF BEGINNING; THENCE ALONG THE EASTERLY EXTENSION OF SAID NORTH LINE, CONTINUING; (1) SOUTH 87°06'44" EAST 23.63 FEET; (2) THENCE SOUTH 07°15'52" WEST 139.84 FEET; (4) THENCE SOUTH 45°33'18" WEST 15.85 FEET TO ITS INTERSECTION WITH THE EASTERLY EXTENSION OF SAID NORTH LINE; THENCE ALONG SAID NORTH LINE, CONTINUING; (5) SOUTH 00°30'17" WEST 25.00 FEET; (6) SOUTH 25°13'33" WEST 25.00 FEET; (8) NORTH 25°47'38" WEST 24.91 FEET; (9) NORTH 18°32'37" WEST 24.89 FEET; (10) NORTH 08°36'39" WEST 25.74 FEET; (11) NORTH 00°30'17" WEST 25.28 FEET; (12) NORTH 20°44'08" EAST 10.67 FEET TO ITS INTERSECTION WITH THE NORTH LINE OF SAID LOT 11; THENCE ALONG SAID NORTH LINE (13) SOUTH 00°30'17" WEST 25.00 FEET TO THE POINT OF BEGINNING.



- REPRODUCTIONS OF THIS MAP ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. THIS SURVEY CANNOT BE TRANSFERRED OR ASSIGNED WITHOUT THE SPECIFIC WRITTEN PERMISSION OF ENGINEERING, DESIGN AND CONSTRUCTION, INC. IT IS A VIOLATION OF CHAPTER 54-17, FLORIDA ADMINISTRATIVE CODE, TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
- 2) CURRENT DESCRIPTION(S) SHOWN HEREON PROVIDED BY THE CLIENTS AND/OR THEIR AGENTS. LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS OFFICE FOR RIGHTS-OF-WAY, EASEMENTS OF RECORD, OWNERSHIP, ABANDONMENTS, DISTORTION OR MURPHY ACT DEEDS. A FORMAL TITLE COMMITMENT WAS PROVIDED FROM OLD REPUBLIC TITLE INSURANCE COMPANY.
- 3) SUBSURFACE IMPROVEMENTS, INCLUDING UNDERGROUND UTILITIES, UTILITY SERVICES, WERE MARKED BY A SUB-CONSULTANT, AND HORIZONTALLY LOCATED AS PART OF THIS SURVEY. EDC MAKES NO WARRANTIES OR GUARANTEES TO THE ACCURACY OF THESE SUBSURFACE NOTES AND REPORT PORTION OF THIS PAGE.
- 4) THE LAST DATE OF FIELD WORK WAS AUGUST 25, 2021.
- 5) REVISIONS SHOWN HEREON DO NOT REPRESENT A "FIELD SURVEY UPDATE" UNLESS OTHERWISE NOTED.
- 6) BEARINGS, IF SHOWN HEREON, ARE BASED UPON NORTH AMERICAN DATUM OF 1983. FLORIDA STATE PLANE PROJECTION PER THE LINE LABELED HEREON AS (BEARING BASIS) AND ALL OTHER BEARINGS ARE RELATIVE THERETO. DISTANCES ARE BASED UPON SURVEY FEET AND DECIMAL PARTS THEREOF.
- 7) IN SOME INSTANCES, GRAPHIC REPRESENTATIONS AND SYMBOLS SHOWN HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE RELATIONSHIP BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. THE DIMENSIONS SHOWN SHALL CONTROL THE LOCATION, OF THE IMPROVEMENTS, OVER THE SCALED POSITIONS.
- 8) THE OWNERSHIP OF THE SURVEYED AREA, FEDERAL LANDS, OR LANDS SHOWN HEREON ARE NOT KNOWN AND ARE NOT LISTED AS ENCROACHMENTS. THEIR RELATIVE LOCATION IS SHOWN IN RELATION TO THE BOUNDARY LINES SHOWN.
- 9) THE SURVEY MAP SHOWN HEREON DOES NOT NECESSARILY CONTAIN ALL OF THE INFORMATION OBTAINED OR DEVELOPED BY THE UNDERSIGNED SURVEYOR IN HIS FIELD WORK, OFFICE WORK OR RESEARCH.
- 10) THE HERON DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA OF MINOR FLOODING, FLOOD HAZARD ZONE 100, AS SHOWN ON "42-2-11-B" ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 120850C0134H, EFFECTIVE DATE FEBRUARY 19, 2020.
- 11) THE PROPERTY LINES OF LOTS 11-3 AND 27-28 EXTEND TO THE WATERS EDGE OF THE ST. LUCIE RIVER.
- 12) PARCEL HAS A PHYSICAL ACCESS POINT TO NORTH FLAGLER AVENUE AS SHOWN.
- 13) THE PUBLISHED PHYSICAL ADDRESS FOR THIS PROPERTY IS 75 NORTHWEST FLAGLER AVENUE PER THE MARTIN COUNTY PROPERTY APPRAISER.
- 14) ALL AVAILABLE ABOVE GROUND UTILITIES SHOWN HEREON.
- 15) ITEMS NOTED WITH "REFERENCE" REFERS TO A SURVEY PREPARED OTHERS, DATED DECEMBER 2003, AS SUPPLIED BY CLIENT.
- 16) ABOVE GROUND PARCEL IMPROVEMENTS ARE SHOWN.
- 17) SURVEY METHODS, INCLUDING THE UTILIZATION OF LIDAR, DRONE, RTK GPS, ROBOTIC, AND/OR TRADITIONAL METHODS WAS USED DURING THIS SURVEY. A REDUNDANCY OF MEASUREMENTS ARE USED TO VERIFY DATA. RELATIVE HORIZONTAL ACCURACY OF THE FEATURES SHOWN ARE ESTIMATED TO BE BETWEEN 0.05' TO 0.15'±.
- 18) AERIAL DATA, IF SHOWN, PROVIDED BY THE FDOT AERIAL PHOTO LOOKUP SYSTEM.
- 19) LANDS DESCRIBED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS AND ARE FREE OF ANY GAPS AND ENCROACHMENTS.
- 20) ITEMS NOTED WITH "REFERENCE" REFERS TO A SURVEY PREPARED OTHERS, DATED DECEMBER 2003, AS SUPPLIED BY CLIENT.
- 21) ALL ABOVE GROUND PARCEL IMPROVEMENTS ARE SHOWN.
- 22) SURVEY METHODS, INCLUDING THE UTILIZATION OF LIDAR, DRONE, RTK GPS, ROBOTIC, AND/OR TRADITIONAL METHODS WAS USED DURING THIS SURVEY. A REDUNDANCY OF MEASUREMENTS ARE USED TO VERIFY DATA. RELATIVE HORIZONTAL ACCURACY OF THE FEATURES SHOWN ARE ESTIMATED TO BE BETWEEN 0.05' TO 0.15'±.
- 23) AERIAL DATA, IF SHOWN, PROVIDED BY THE FDOT AERIAL PHOTO LOOKUP SYSTEM.
- 24) MEASURED BEARINGS AND DISTANCES, DEPICTED WITH AN (M), ALONG THE PARCEL 4, WAS CALCULATED UTILIZING THE CURRENT LOCATION OF EXISTING BREAKWATERS AND SEAWALLS AS INTENDED BY THE VERBAGE PRESENTED IN TIFF DEED AS RECORDED IN O.R. BOOK 142, PAGE 411.
- 25) MEASURED BEARINGS AND DISTANCES, DEPICTED WITH AN (M), ALONG THE LEASEHOLD PARCEL WAS CALCULATED UTILIZING THE CURRENT LOCATION OF THE EXISTING BREAKWATERS AS INTENDED BY THE VERBAGE PRESENTED IN THE DEED OF 04-24-1985, AS RECORDED IN O.R. BOOK 142, PAGE 411.
- 26) PARCELS 1, 2, 3, 4, 5, AND THE LEASEHOLD PARCEL ARE CONTIGUOUS, WITHOUT ANY GAPS, GORES, OR HIATUSES
- 27) ALL LANDS DESCRIBED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS AND ARE FREE OF ANY GAPS AND ENCROACHMENTS
- 28) ALL CHAINLINK FENCES ARE LOCATED WITHIN THE BOUNDARY LIMITS AND DO NOT CROSS THE BOUNDARY LINES.
- 29) CHANNEL LOCATION AND WIDTH PROVIDED BY REGULATORY DIVISION, PALM BEACH GARDENS OFFICE, U.S. ARMY CORPS OF ENGINEERS
- 30) THE SPECIFIC PURPOSE OF THIS SURVEY IS TO SHOW THE LIMITS OF THE PROPOSED DOCK ALONG THE CHANNEL RIGHT

IF THE RECORDING INFORMATION CONTAINED HEREON REFERS TO THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, UNLESS OTHERWISE INDICATED, ANY REFERENCE HEREON TO A OFFICIAL RECORD BOOK AND PAGE OR INSTRUMENT NUMBER IS A REFERENCE TO THE OFFICIAL RECORD BOOKS OF SAID COUNTY, UNLESS INDICATED TO THE CONTRARY.

75 NORTH WEST FLAGLER AVE, STUART, FLORIDA 33494

1. MIDDLE ISLAND MANAGEMENT AND DEVELOPMENT LLC.
2. OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
3. RUMBERGER, KIRK & CALDWELL, P.A.
4. GUNSTER, YOAKLEY & STEWART, P.A.
5. BRP US, INC.

C	CALCULATED	D.E.	DRAINAGE EASEMENT	GPM	BURIED SANITARY LINES MARKED BY OTHERS	N.R.	NON RADIAL	PG	PAGE	SQ. FT.	SQUARE FEET	
(D)	DEED	DIA	DIAMETER	GV	GAS VALVE	N/A	NOT AVAILABLE	PK NAIL	PARKER-KALON NAIL	STA	STATION	
(M)	FIELD MEASURED	DIP	DUCTILE IRON PIPE	HOPE	HIGH DENSITY POLYETHYLENE PIPE	N/D	NON DESCRIPT NAIL AND DISK	PK/D	PARKER-KALON NAIL & DISK	SV	SEWER VALVE	
(P)	PLAT DATA	E	EAST OR EASTING	HWF	HOG WIRE FENCE	NAD 88	NORTH AMERICAN VERTICAL DATUM OF 1988	PLS	PROFESSIONAL LAND SURVEYOR	T.O.N.	TOP OF NUT	
AL	ARC LENGTH	EHH	ELECTRIC HAND HOLE	I.R.C.	INDIAN RIVER COUNTY	NGVD 29	NATIONAL GEODETIC VERTICAL DATUM OF 1929	PPM	BURIED IRRIGATION LINES MARKED BY OTHERS	TOB	TOB OF BANK/BERM	
ASPH	ASPHALT	EL	ELEVATION	IN	INCH	No.	NUMBER	PRM	PERMANENT REFERENCE MONUMENT	TOE	TOE OF SLOPE	
BFP	BACK FLOW PREVENTER	ELEV	ELEVATION	INV	INVERT	O.R.B.	OFFICIAL RECORDS BOOK	PSL	POLY SANT LUCIE, FLORIDA	TSOB	TRAFFIC SIGNAL CONTROL BOX	
BM	BENCHMARK	EOW	EDGE OF WATER	IP	IRON PIPE	QHW	OVER HEAD WIRES	PVC	PORLYNAIL CHLORIDE	TWNSHP	TOWNSHIP	
BPM	BURIED WATER LINE MARKED BY OTHERS	F.B.P.E.	FLORIDA BOARD OF PROFESSIONAL ENGINEERS	IR	IRON ROD	PBM	BURIED COMMUNICATION LINES MARKED BY OTHERS	R	RADIUS	TYP	TYPICAL	
BST	BELL SOUTH TELEPHONE	F.F.E.	FINISHED FLOOR ELEVATION	IR/C	IRON ROD AND CAP	O.P.	PLAT BOOK	R/C	ROD AND CAP	U.E.	UTILITY EASEMENT	
C.D.	CHORD DISTANCE	F.O.	FIBER OPTIC	L	LENGTH	P.B.C.	PALM BEACH COUNTY	R/W	RIGHT-OF-WAY	UNK	UNKNOWN	
CCCL	COASTAL CONSTRUCTION CONTROL LINE	FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION	L.A.E.	LIMITED ACCES EASEMENT	P.C.	POINT OF CURVATURE	RCP	REINFORCED CONCRETE PIPE	VCP	VITRIFIED CLAY PIPE	
CCR	CERTIFIED CORNER RECORD	FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY	M.C.	MARTIN COUNTY	P.C.C.	POINT OF COMPOUND CURVE	RGE	RANGE	W	WEST	
CL	CENTERLINE	FM	FORCE MAIN	MAG NAIL	MAG BRAND NAIL	P.O.B.	POINT OF BEGINING	RIS.	COMMUNICATION RISER	WF	WOOD FENCE	
CLF	CHAIN LINK FENCE	FND	FOUND	MAG/D	MAG BRAND NAIL AND DISK	P.O.C.	POINT OF COMMENCEMENT	RLS	REGISTERED LAND SURVEYOR	WM	WATER METER	
CM	CONCRETE MONUMENT	FOHH	FIBER OPTIC HAND HOLE	MHWL	MEAN HIGH WATER LINE	P.O.T.	POINT OF TERMINUS	RPM	BURIED ELECTRICAL LINES MARKED BY OTHERS	WMP	WOOD POWER POLE	
CMP	CORRUGATED METAL PIPE	FP&L	FLORIDA POWER AND LIGHT	MLWL	MEAN LOWER WATER LINE	P.T.	POINT OF TANGENCY	RTK	REAL TIME KINEMATIC	WV	WATER VALVE	
CONC	CONCRETE	FT	FOOT	MUN	MONUMENT	P.U.&D.E.	PUBLIC UTILITY AND DRAINAGE EASEMENT	S	SOUTH	X 0.0	TOPOGRAPHIC DATA ON A SOFT SURFACE	
CPP	CONCRETE POWER POLE	GCP	GROUND CONTROL POINTS	MP	METAL PIPE	PCN	PARCEL CONTROL NUMBER	S.L.C.	ST. LUCIE COUNTY	X 0.00	TOPOGRAPHIC DATA ON A HARD SURFACE	
D.B.	DEED BOOK	GIS	GEOGRAPHIC INFORMATION SYSTEMS	N	NORTH OR NORTHING	PCP	PERMANENT CONTROL POINT	SEC	SECTION	YPM	BURIED GAS LINE MARKED BY OTHERS	

**10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987**
☎ 772-462-2455
🌐 www.edc-inc.com

F.B.P.E. CERTIFICATE OF AUTHORIZATION 993

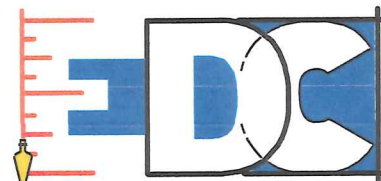
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DRAWN BY	
OWEN	
CHECKED BY	
20-290	
FILENAME	
SHEET 1	
LAYOUT	
NO SCALE THIS SHEET	
SCALE	
AUGUST 18, 2020	
DATE	

5/2/22	REMOVAL OF SOUTHERN POST PARCEL IDENTIFIED AS 'CITY OF SUWAN' - ASC
3/7/22	ADDED MANGROVE LOCATION IN DETAIL ON SHEET 3 OF 3
1/26/2021	ADDED DOOR TO PROPOSED DOCK AND FILL EASEMENT
11/18/21	ADDED DOCK AND FILL EASEMENT
11/18/21	ADDED SURVEY AND ADDED PORTIONS OF GOVERNMENT LOT 3
9/22/2021	ADDED BOUNDARY INFO FOR A PORTION OF GOVERNMENT LOT 3
	REVISION COMMENTS
DATE	

**BOUNDARY AND
TOPOGRAPHIC SURVEY
WITH TREE LOCATIONS
AND SUBSURFACE SCANNING
FOR: MIDDLE ISLAND MANAGEMENT &
DEVELOPMENT, LLC.**

MARTIN COUNTY

STUART, FLORIDA



**10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
☎ 772-462-2455**

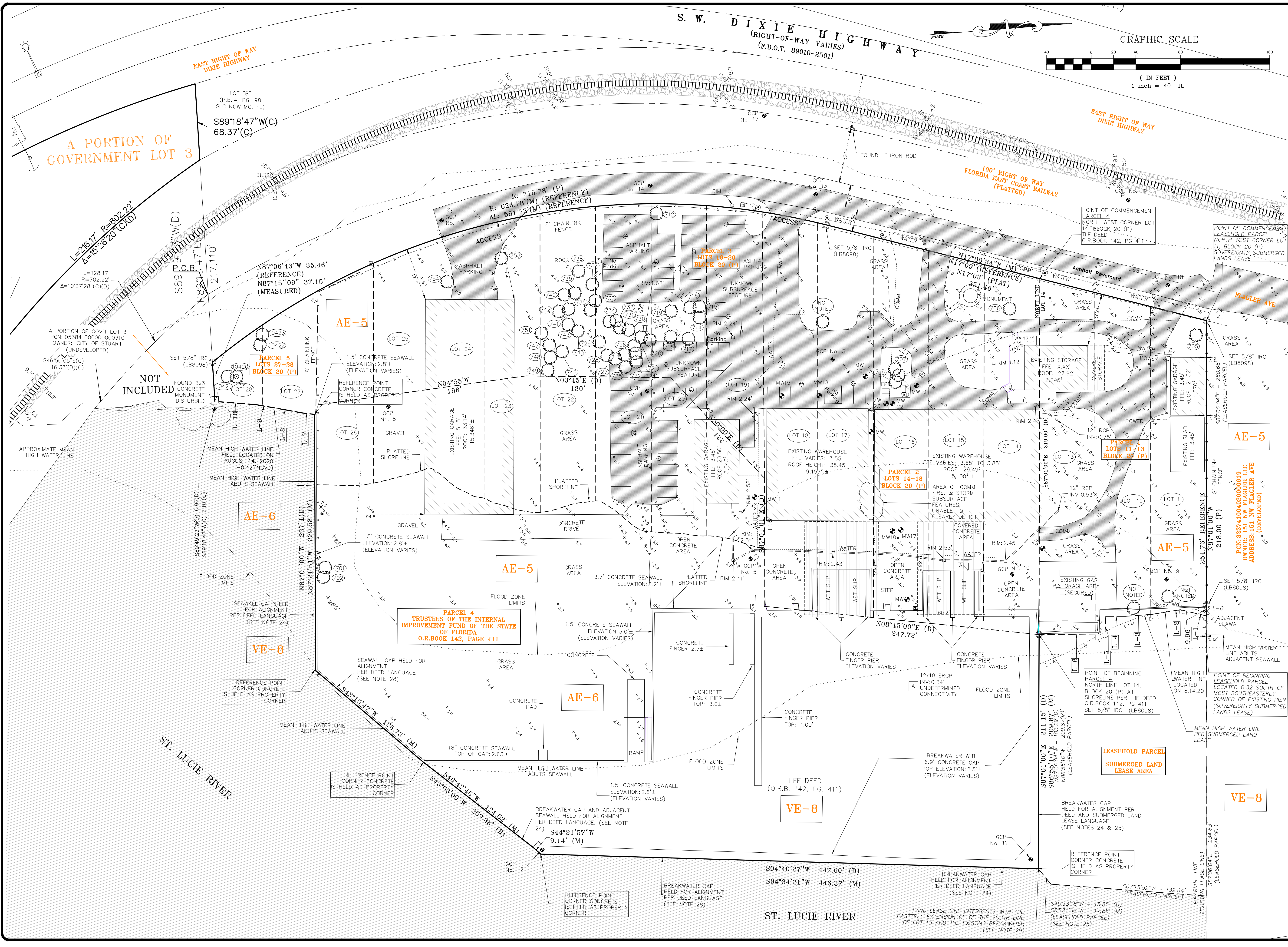
20-290

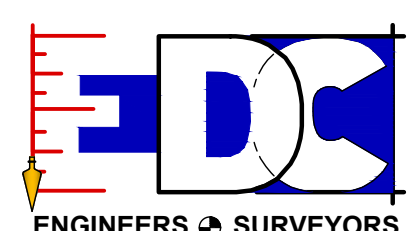
1 OF 3

HANDICAP
 RISKY
 UNDETERMINED RISER
 MICHAEL T. OWEN
 License Number
 5556
 STATE OF FLORIDA
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA REGISTRATION #5556

5/2/2022
SIGNATURE DATE

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, IS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY EDC, INC. SHALL BE WITHOUT LIABILITY TO EDC, INC. THIS SURVEY WAS MADE WITH A TOTAL STATION.





ENGINEERS & SURVEYORS
ENVIRONMENTAL

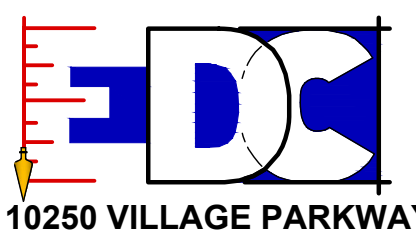
10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455
www.edc-inc.com

F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

CANTON	DRAWN BY	DATE
	WTO	
	CHECKED BY	
	20-290	
	FILE NAME	
	SHEET 2	
	LAYOUT	
	AS SHOWN	
	SCALE	
	AUGUST 18, 2020	

BOUNDARY AND TOPOGRAPHIC SURVEY WITH TREE LOCATIONS AND SUBSURFACE SCANNING FOR: MIDDLE ISLAND MANAGEMENT & DEVELOPMENT, LLC.

STUART, FLORIDA MARTIN COUNTY

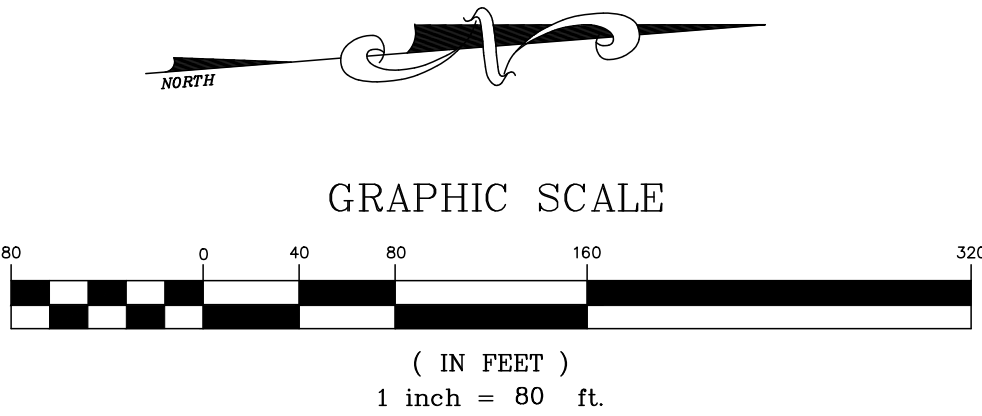
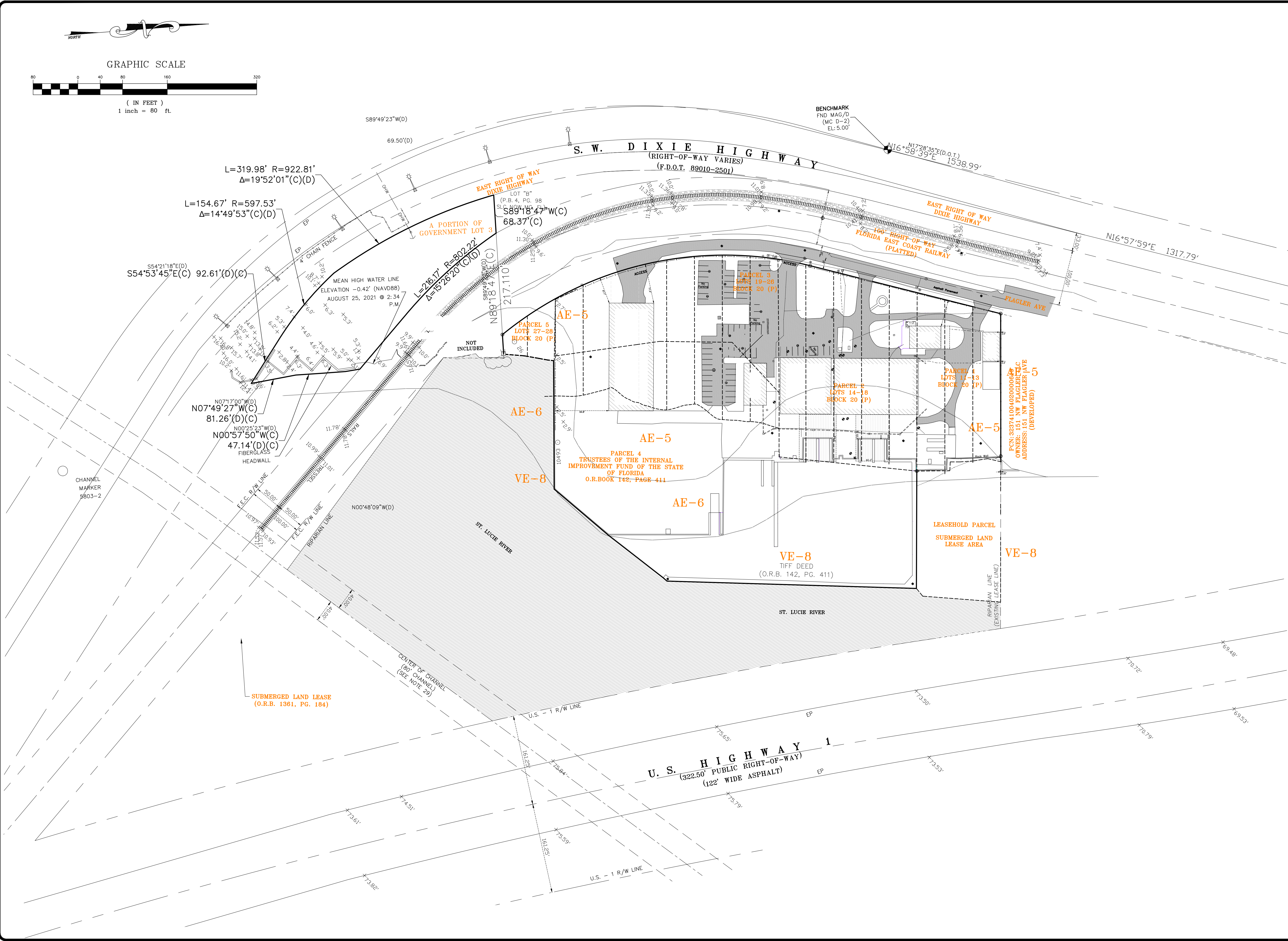


10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455

20-290

2 OF 3

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY EDC, INC. SHALL BE WITHOUT LIABILITY TO EDC, INC. THIS SURVEY WAS MADE WITH CARE.



10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455
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F.B.P.E. CERTIFICATE OF AUTHORIZATION 9835
L.S. CERTIFICATE OF AUTHORIZATION 8086

CANYON	DATE
DRAWN BY	20-290
FILE NAME	SHEET 2
LAYOUT	AS SHOWN
SCALE	1" = 80'
CHECKED BY	DATE
DATE	AUGUST 18, 2020

5/12/22	REMOVAL OF SOUTHERN POST PARCEL IDENTIFIED AS CITY OF STUART - ASC
3/17/22	ADDED MARSHY LOCATION IN DETAIL ON SHEET 3 OF 3
10/12/21	ADDED SURVEY AND ADDED PORTIONS OF GOVERNMENT LOT 3
8/25/2021	ADDED BOUNDARY INFO FOR A PORTION OF GOVERNMENT LOT 3
DATE	REVISION COMMENTS

ALTANSPS LAND TITLE SURVEY
WITH TOPOGRAPHY, TREE LOCATIONS
AND SUBSURFACE SCANNING
FOR: MIDDLE ISLAND MANAGEMENT &
DEVELOPMENT, LLC.

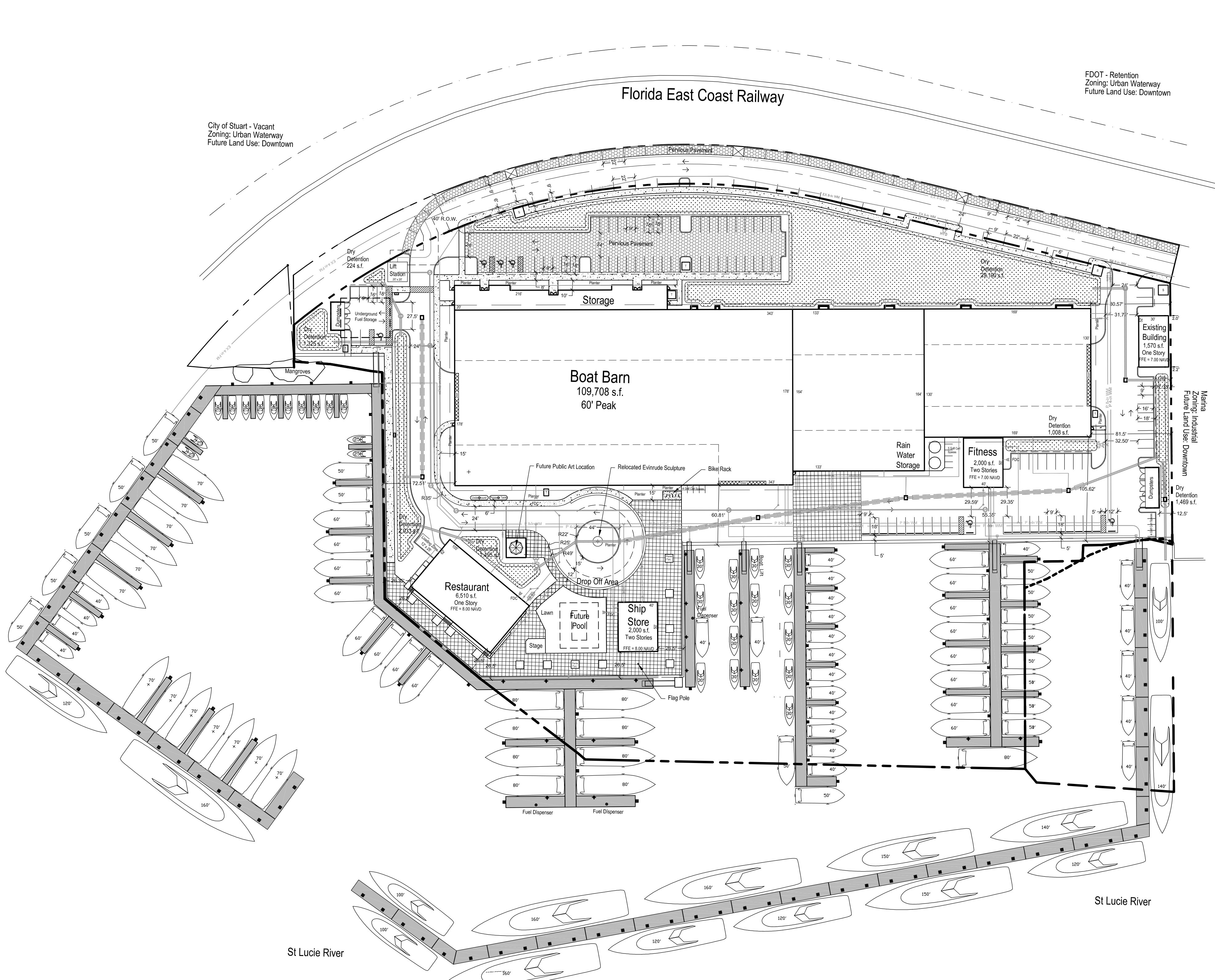
STUART, FLORIDA



10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455

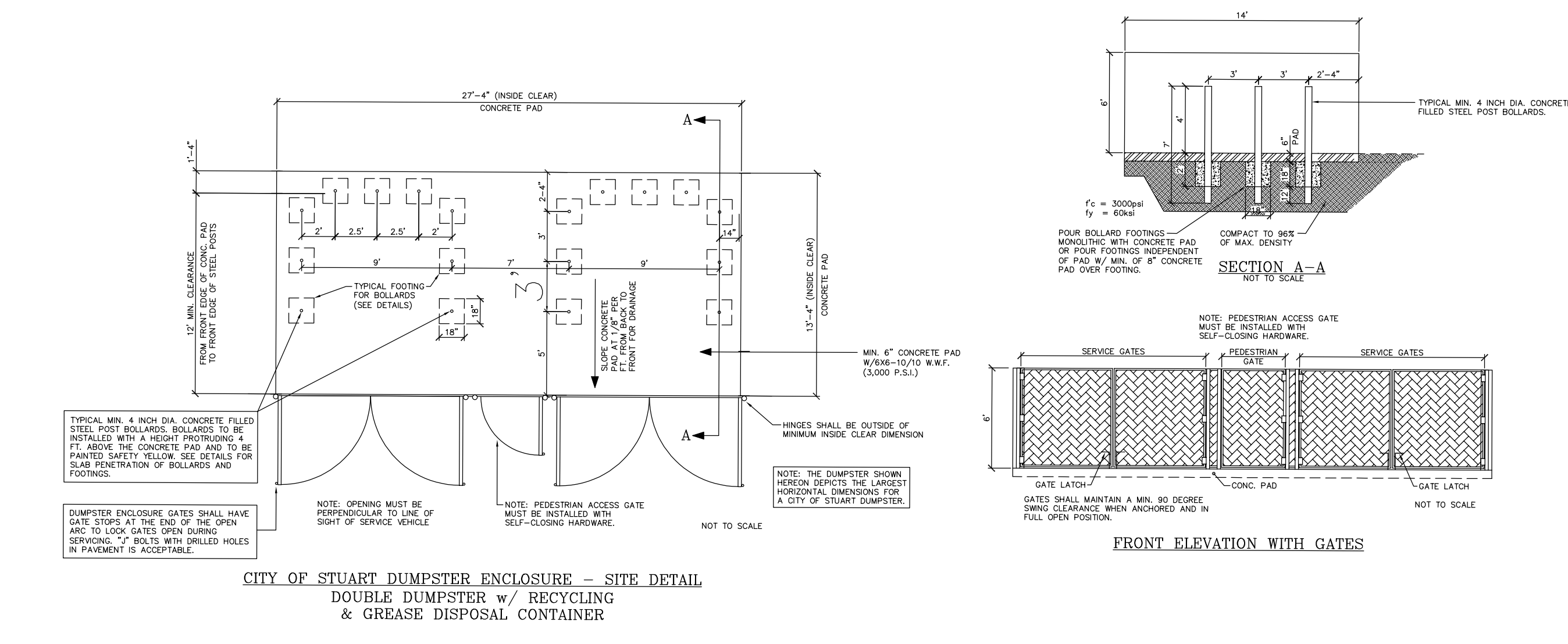
20-290

3 OF 3



City of Stuart Dumpster Detail

Not To Scale



Site Data

Parcel Size:	476,111 s.f. +/-	10.93 Acres +/-
Parcel Control Number:	32-37-41-004-020-0011	
Site Address:	75 NW Flagler Avenue	
	Stuart, FL 34994	
Dry Land Areas:	347,609 s.f. +/-	7.98 Acres +/-
Site:	304,920 s.f. +/-	7 Acres +/-
Right Of Way:	42,689 s.f. +/-	.98 Acres +/-
Submerged Land Areas:	128,522 s.f. +/-	2.95 Acres +/-

Total Marina Slips:	105
Total Dry Rack Spaces:	456

Maximum Building Height:	Industrial	45' / 4 Stories
	Urban Code / CRA	45' / 60'

Existing Use:	Former Boat Business
Proposed Use:	Marina Facility & Restaurant
Existing Zoning:	Industrial
Proposed Zoning:	Industrial
Future Land Use:	Industrial
Proposed Future Land Use:	Marine/Industrial

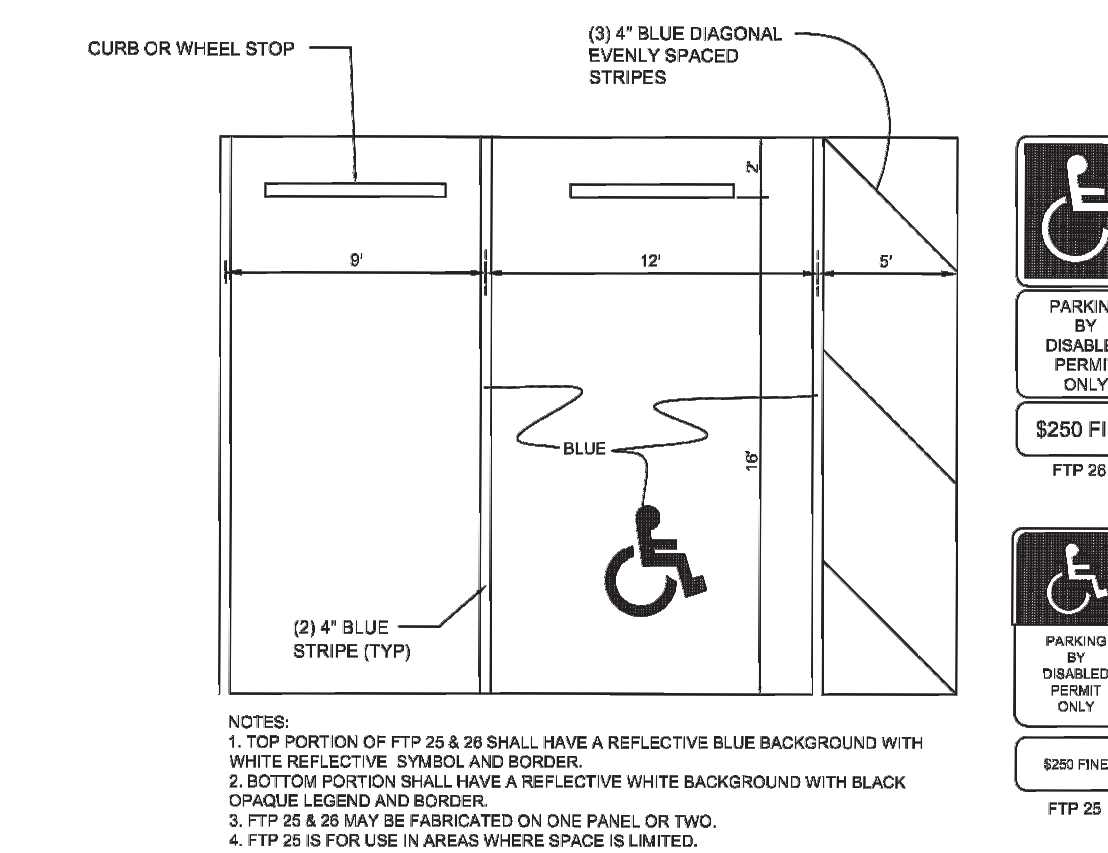
Impervious:	227,819 s.f.	5.23 Acres	67.92%
Project Site: (Including Right Of Way)			
Buildings: (Plan view outline)	121837 s.f.	2.80 Acres	
Impervious Pavements:	84,506 s.f.	1.94 Acres	
Pervious Pavements:	11,194 s.f.	0.257 Acres	
Impervious Pool & Pool Deck:	4138 s.f.	0.095 Acres	
Pervious Sidewalks:	6229 s.f.	0.143 Acres	
Pervious (Open Space):	107,593 s.f.	2.47 Acres	32.08%
Project Site: (Including Right Of Way)			
Landscape Area:	52,272 s.f.	1.20 Acres	
Dry Detention Area:	37,680 s.f.	0.865 Acres	
Pervious Pavements:	11,194 s.f.	0.257 Acres	
Pervious Sidewalks:	6229 s.f.	0.143 Acres	

Open Space:	Required:	Provided:
	No Minimum	29.5%

Parking Calculations:	Required:	Provided:
Boat Dry Storage	46	46
1 Space / 10 Boat Storage Spaces		
Marina	27	27
1 Space / 4 Boat Slips	27	27
+ 1 Space / Employee	See Below	See Below
Ship Store	5	5
1 Space / 250 s.f.		
(Multi-Use Building - Only 1,152 s.f. of sales area calculated)		
Restaurant - Limited	41	41
1 Space / 4 Seats at maximum capacity (162 Seats)	41	41
+ 1 Space / Employee	See Below	See Below
Total Employees	27	27
Marina	14	14
Restaurant	13	13
Total employee count is 54 working varying shifts.		
Includes the following:		
Marina - management, ship store, sales / administration, marina support staff		
= 28 (but not 28 at one time due to two (2) shifts) = 28 / 2 shifts = 14 Spaces		
Restaurant - management and bar / kitchen support staff		
= 26 (but not 26 at one time due to varying shifts) = 26 / 2 (or more) shifts = 13 Spaces		
Total:	146	159 (13 Extra)
On Site:	146	100
Right Of Way:	0	59

Standard & Handicap Parking Space Detail

Not To Scale



Site Plan

General Notes

1. This project shall be completed in four phases.
2. All prohibited exotic plant species shall be removed prior to the issuance of a Certificate of Occupancy.
3. All required landscaping shall be installed prior to the issuance of a Certificate of Occupancy. Refer to the Landscape Plans for landscape details and specifications.
4. Refer to Construction Drawings for location of traffic control devices.
5. The applicant will request in writing, prior to any land clearing, that a field inspection be performed to determine if barricades have been properly installed on the site if required.
6. All signs will be reviewed for compliance with the applicable regulations at the time the sign permit is issued.
7. All building, parking and access areas shall document compliance with the requirements of the American Disabilities Act prior to the issuance of a building permit.
8. The parking areas shown on-site hereon are private and will be owned and maintained by the project owner.
9. Finished Floor Elevations "FFE" are NAVD 88.
10. Water and sewer service shall be provided by City of Stuart Utilities.
11. Photometric site lighting plans shall be provided to the City of Stuart for review and approval prior to site development permit approval.

Conceptual
Design
Group. Inc.
Landscape Architecture - Site Planning
900 East Ocean Boulevard, Suite 130d
Stuart, Florida 34994
(772) 344-2340
I.C. 26000198

Atlantic Point Marina

City of Stuart, Florida

Job No.	21-0609
Drawn By	JWS
Submittal Dates	8-27-2021
	12-3-2021
	2-21-2022
	3-31-2022
	4-14-2022
	4-21-2022
Revision Dates	
City Comments #1	12-3-2021
City Comments #2	2-21-2022
City Meeting	3-31-2022
Comments #3	4-14-2022
Comments #4	4-21-2022

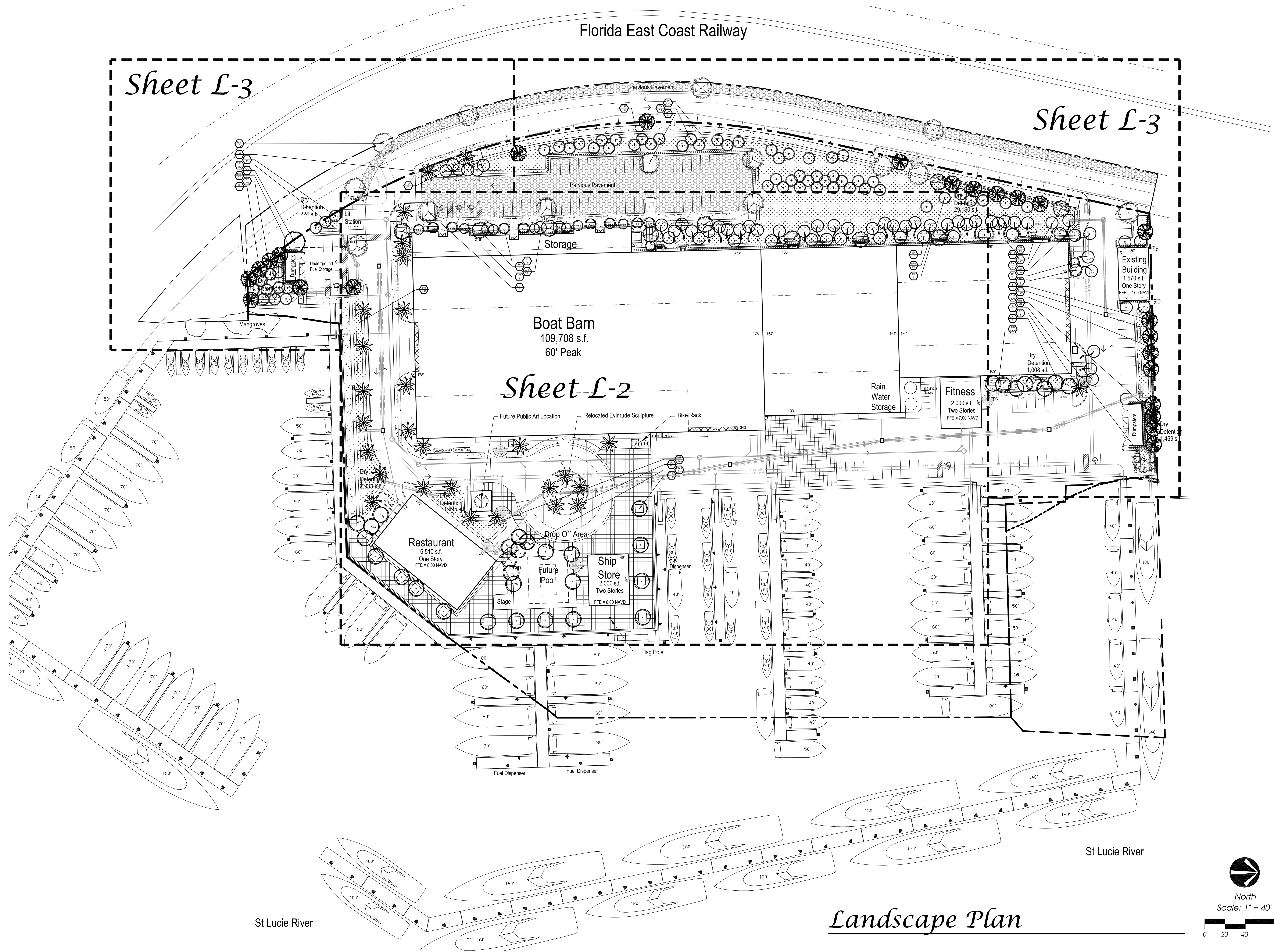
These drawings are the property of the landscape architect and are not to be used for other projects except by written permission from the landscape architect. Report any discrepancies immediately to the landscape architect.

Atlantic Point Marina

City of Stuart, Florida

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Comments #4	4-21-2022

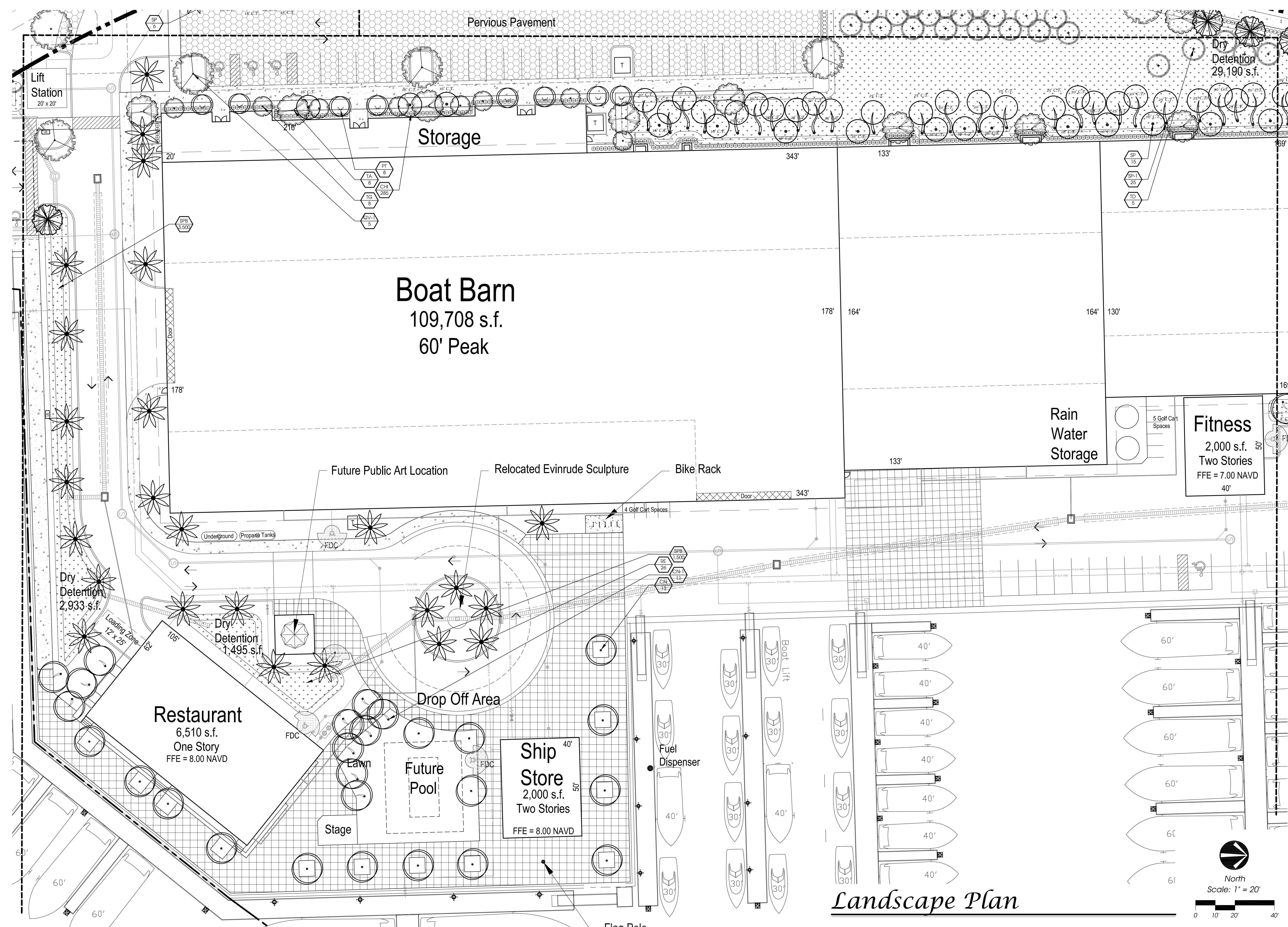
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Landscape Plan

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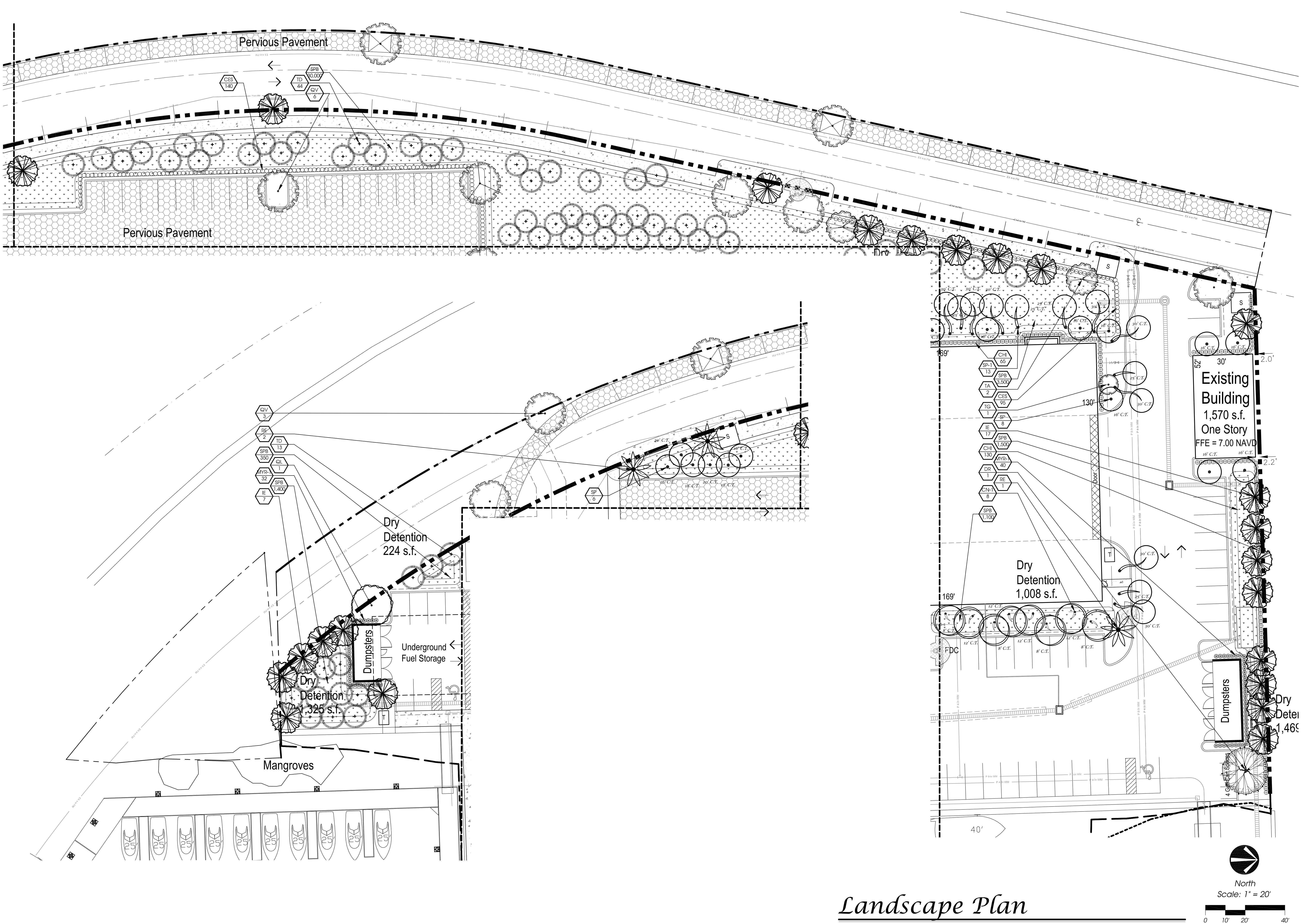
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Landscape Plan

Atlantic Point Marina

City of Stuart, Florida



Landscape Plan

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Submittal Dates	8-27-2021
12-3-2021	2-21-2022
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Comments #3	4-14-2022
Comments #4	4-21-2022

These drawings are the property of the landscape architect and are not to be used for other projects except by written permission from the landscape architect. Report any discrepancies immediately to the landscape architect.

Landscape Data

Total Site Area:	476,111 s.f. +/-	10.93 Ac. +/-	100%
Dry Land Areas:	347,609 s.f. +/-	7.98 Acres +/-	
Site:	304,920 s.f. +/-	7 Acres +/-	
Right Of Way:	42,689 s.f. +/-	.98 Acres +/-	
Submerged Land Areas:	128,522 s.f. +/-	2.95 Acres +/-	

Landscape Area: (6.04.03.B.1)	
Required: 20% of developed area = 347,609 x 20% = 69,521.8	69,521.8
Provided:	89,952 (29%)

Trees:	
Commercial Trees: (6.04.08.C)	
Required: 1 Tree / 2,500 s.f. = 305,228 / 2,500 = 122	122
Provided:	(104 Trees + 95 Palms = 199) (Meets 122 Minimum) 122

Terminal & Interior Island Trees Required: (6.04.07.C.5 & 6)	
Required:	24
Provided:	24

Shade Trees Required: (6.04.02.A.2)	
Required: 50% of total required trees = 225 x 50% = 113	113
Provided:	113

Total Native Trees Required: (6.04.02.A.1)	
Required: 50% of total required trees = 225 x 50% = 113	113
Provided:	(102 Trees + 95 Palms = 197) (Meets 50% Minimum) 197

Total Trees Required: (Commercial + Islands + Buffers + Buildings)	225
Total Trees Provided: 225 (113 Trees + 112 Palms = 225 Trees)	(Meets 225 Minimum) 225

Landscape Buffers:	
Parking Buffer Adjacent to Right of Way (6.04.08.B) 10' Width	
Required: 1 Tree / 25 L.F. = 750' / 25' = 30	30
Provided:	30
Required: Hedge @ 2' O.C. = 750' / 2 = 375	375
Provided:	375

Parking Buffer Adjacent to Private Property (6.04.07.B) 5' Width	
Required: 1 Tree / 30 L.F. = 255' / 30' = 9	9
Provided:	9
Required: Hedge @ 2' O.C. = 255' / 2 = 128	128
Provided:	128

Building Foundations:	
Planters Adjacent to Buildings (6.04.07.C.2) 5' & 2' Planter Width (Total Building Length = 1,200')	
Required: 1 Tree / 30 L.F. = 1,200' / 30' = 40	40
Provided:	40
Required: Shrubs @ 2' O.C. = 1,200' / 2 = 600	600
Provided:	600

Landscape Data Notes:

1. Low shrubs are used in some areas to not block safe sight lines.
2. Some perimeter buffer trees were shifted into the dry retention areas adjacent to that section of buffer to allow for better water quality enhancement.
3. Some perimeter buffer trees and interior trees are smaller to meet the requirements of FPL Right Tree Right Place Requirements.

Plant List

QTY	SYM	SPECIES	COMMON NAME/DESCRIPTION	SIZE	SPACING	REMARKS	WATER USAGE
CANOPY / ORNAIMENTAL TREES							
1	DR	DELONIX REGIA	ROYAL POINCIANA	12' x 6', 2.5" CAL.	A.S.	FULL CANOPY	LOW
24	IE*	ILEX x ATTENUATA 'EAGLESTON'	EAGLESTON HOLLY	14' x 6', 2.5" CAL.	A.S.	FULL CANOPY, 4' C.T., SPECIMEN	LOW
1	QL*	QUERCUS LAURIFOLIA	LAUREL OAK	12' x 6', 2.5" CAL.	A.S.	FULL CANOPY	LOW
5	QV-1*	QUERCUS VIRGINIANA	LIVE OAK	20' x 8', 4.5" DBH.	A.S.	FULL CANOPY	LOW
10	QV*	QUERCUS VIRGINIANA	LIVE OAK	12' x 6', 2.5" CAL.	A.S.	FULL CANOPY	LOW
10	TA	TABEBUIA AUREA	YELLOW TABEBUIA	12' x 6', 2.5" CAL.	A.S.	FULL CANOPY	LOW
9	TG	TIBOUCHINA GRANULOS	TIBOUCHINA STANDARD	5' O.A./3' SPRD.	A.S.	FULL CANOPY	LOW
62	TD*	TAXODIUM DISTICHUM	BALD CYPRESS	12' x 6', 2.5" CAL.	A.S.	FULL CANOPY	LOW
PALMS							
13	CN	COCUS NUCIFERA 'MAYPAN'	MAYPAN COCONUT PALM	SEE PLAN	A.S.	STRAIGHT TRUCKS, FULL CANOPY	LOW
19	CN-1	COCUS NUCIFERA 'MAYPAN'	MAYPAN COCONUT PALM	SEE PLAN	A.S.	CURVED FAT TRUCKS, FULL CANOPY	LOW
8	PT	PTYCHOSPERMA ELEGANS	ALEXANDER PALM	12' C.T.	A.S.	DOUBLE STRAIGHT TRUCKS, FULL CANOPY	LOW
29	RE*	ROYSTONEA ELATA	ROYAL PALM	12' C.T.	A.S.	FULL CANOPY, STRAIGHT FAT TRUNK, MATCHED	LOW
29	SP*	SABLE PALMETTO	SABAL PALM	SEE PLAN	A.S.	STRAIGHT SLICK TRUNKS	LOW
37	SP-1*	SABLE PALMETTO	SABAL PALM	SEE PLAN	A.S.	CURVED SLICK TRUNKS	LOW
LARGE SHRUBS / HEDGES / ACCENTS							
480	CHI*	CHRYSOBALANUS ICACO	COCOPLUM	#3. 2' x 2'	2' O.C.	FULL & THICK	LOW
235	CES*	CONOCARPUS ERECTUS VAR. SERICEUS	SILVER BUTTWOOD	#3. 2' x 2'	2' O.C.	FULL & THICK	LOW
72	MYR-1*	MYRICANTHES FRAGRANS	SIMPSON STOPPER	#7. 4' x 2'	2' O.C.	FULL & THICK	LOW
MED. SHRUBS / GROUNDCOVERS / VINES / SOD							
22,850	SPB-1*	SPARTINA BAKERI	SAND CORDGRASS	LINER	12" O.C.	FULL & THICK	LOW
	SOD-1	PASPALUM NOTATUM	BAHIA SOD			GRASS PARKING AREAS - SEE SPECS	LOW
	SOD	STENOCLAPHRUM SECUNDATUS	ST. AUGUSTINE SOD			SEE SPECS	HIGH
		* = Florida Native					

Dry Retention Areas

IN AREAS AS SHOWN, INSTALL PER MANUFACTURE'S SPECIFICATIONS "COIR MAT 90" COCONUT MAT BY GRANITE ENVIRONMENTAL (WWW.GRANITEENVIRONMENTAL.COM 888-703-8869) TO STABILIZE THE SLOPES OF THE DRY RETENTION AREA TO PREVENT EROSION. BOTTOM OF DRY RETENTION AREA AND ALL SLOPES SHALL BE PLANTED WITH SPARTINA BAKERI 12" ON CENTER. MAT SHALL BE ON THE SIDE SLOPES ONLY AND 3' PAST THE TOP OF BANK (UNDER THE SOD) AND 3' PAST THE TOE OF SLOPE AT THE BOTTOM OF THE BASIN. IN AREAS WHERE SOD IS INSTALLED ADJACENT TO DRY RETENTION AREAS, ONLY BAHIA SOD SHALL BE USED. IN AREAS WHERE THIS IS NOT SHOWN IN PLAN VIEW, INSTALL BAHIA SOD IN THE RETENTION AREAS.

Xeriscape Points

Option	Points
Utilization of moisture sensing controller other than rain switch	5
Plan submitted with low, moderate and high water usage zones indicated on the Landscape Plan	5
25% - 50% of the required shrubs are made up of drought tolerant species from the list	5
51% or more of the required trees are made up of drought tolerant species from the list	10
Sod area less than 50% of Landscape area	10
Utilization of mulch other than Cypress mulch	5
Utilization of compacted mulched planting beds at least three inches deep in all planted areas except Ground Cover	10
Points Required:	50
Points Provided:	50

Conceptual Design Group, Inc.

Landscape Architecture - Site Planning

900 East Ocean Boulevard, Suite 130d
Stuart, Florida 34994
(772) 344-2340
LC: 26000198

Atlantic Point Marina

City of Stuart, Florida

Job No.	21-0609
Drawn By	JWS
Submittal Dates	8-27-2021
12-3-2021	2-21-2022
3-31-2022	4-14-2022
	4-21-2022
Revision Dates	
City Comments #1	12-3-2021
City Comments #2	2-21-2022
City Meeting	3-31-2022
Comments #3	4-14-2022
Comments #4	4-21-2022

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Landscape Plan

Landscape Specifications

1. All tree and plant material to be Florida No. 1 or better, as classified in "Grades and Standards for Nursery Plants", Part 1 and Part II, State of Florida, Dept. of Agriculture, Tallahassee. All plants not listed in "Grades and Standards for Nursery Plants" shall conform to a Florida No. 1 as to: (1) health and vitality, (2) condition of foliage, (3) root system, (4) freedom from pest or mechanical damage, (5) heavily branched and densely foliated according to the accepted normal shape of the species.
2. Undersizing or substitution of one species or cultivar for another species is a breach of contract and will be "Rejected" at the time of final landscape inspection unless approved by Landscape Architect.
3. Project Warranty: All plant material shall be warranted for a period of one (1) year after date of substantial completion against defects, including death and unsatisfactory growth, except for defects resulting from abuse or damage by others or unusual phenomena or incidents which are beyond the contractor's control.
4. Any and all conditions which the contractor feels will be detrimental to the success of the planting shall be brought to the owner or representative's attention.
5. The contractor shall verify the location of underground utilities prior to commencing work on any project area.
6. Mulch planting areas with 3" layer of Melaleuca, Eucalyptus, or Enviro-mulch. Cypress Mulch is NOT ACCEPTABLE. Planting beds to receive mulch throughout entire bed area.
7. All plants to be set to ultimate grade. No filling will be permitted around trunks or stems. Mulch to be kept a minimum of 2" away from trunks and stems.
8. Planting trees and shrubs: Excavate hole per planting detail. When plant is set, place additional backfill consisting of a 50% mixture of Peat humus and natural soil around the base and sides of ball, and work each layer to settle backfill and eliminate voids and air pockets. When excavation is approximately 2/3 full, water thoroughly before placing remainder of backfill. Water again after placing final layer of backfill and before installing mulch.
9. Guy and stake trees in 3 directions with galvanized wire, through flexible hose chafing guards, with wooden stake anchors. Immediately after planting. (See Detail)
10. Trees and shrubs shall be fertilized with a complete natural organic fertilizer with a ratio of approximately 3:0:2 or 3:0:3 (e.g. one labeled 12-0-8). Similar analysis such as 16-0-8 (4:0:2) can also be used. Fertilizers that are slow release, controlled release, sulphur coated or with nitrogen as IBDU or ureaformaldehyde have extended release period. Thirty to fifty percent of the nitrogen should be water insoluble or slow release.

Palms should receive a complete granular fertilizer formulated for palms ("Palm Special") at a rate of 5 to 8 lbs. per palm.

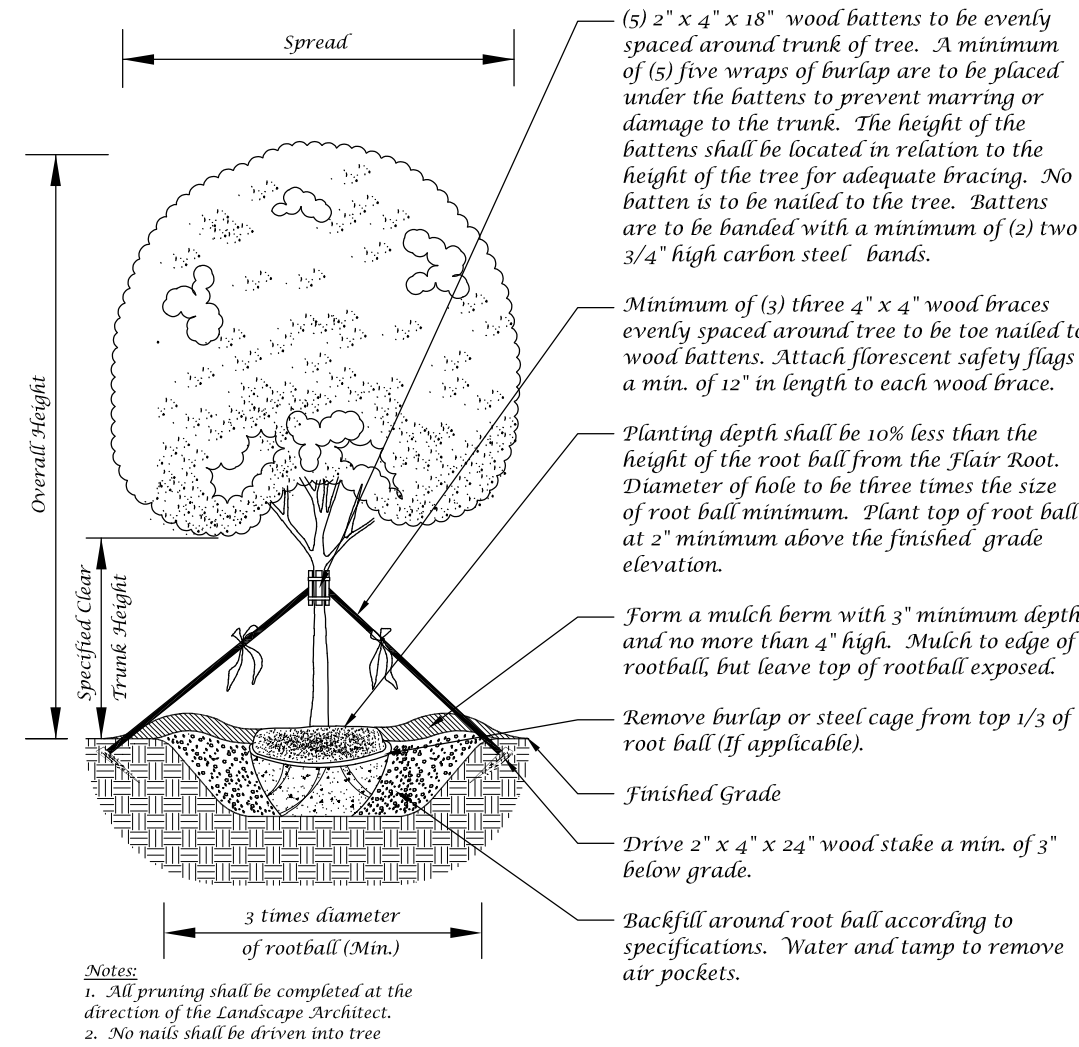
Agriform 20-0-5 twenty-one gram planting tablets may be substituted for granular fertilizer. If utilized, the following rates shall be utilized: Position plant in hole. Backfill halfway up the rootball. Place table(s) beside rootball about 1" from root tips. Do not place table(s) in bottom of hole.

1 Gallon 1 Tablet
3 Gallon 2 Tablets
25 Gallon & B&B Trees 2 per 1" caliper

11. All planting areas and sod to be irrigated to provide 100% coverage. Shop drawings to be submitted by the irrigation contractor for approval prior to installation.
12. Maintain trees, shrubs, and other plants by watering, cultivating, and weeding as required for healthy growth. Restore planting saucers and mulch. Tighten and repair stake and guying and reset trees and shrubs to proper grade or vertical position as required. Spray as necessary to keep trees and shrubs free of insects and disease. The contractor shall begin maintenance immediately after planting and shall continue maintenance through final acceptance when Certificate of Occupancy is issued to the General Contractor by City and project is released by the General Contractor to Client.
13. Prune trees and shrubs only to remove damaged branches as directed by the Landscape Architect.
14. Planting Lawns: Provide clean, strongly rooted, uniformly sized strips of Stenotaphrum secundatum Floritum (unless otherwise noted), machine stripped not more than 24 hours prior to laying. Grade and roll prepared lawn surface. Water thoroughly but not to create muddy soil conditions. Lay sod strips with tight joints, roll or lamp lightly, and water thoroughly.
15. Maintain positive drainage, no planting is to block drainage.
16. Drainage Testing
Prior to planting of trees, palms, and specimen material, each planting pit shall be tested in the following manner to verify adequate drainage.
A) Dig each planting pit to the minimum specified size.
B) Fill the planting pit with (12") twelve inches of water. If the water level in the planting pit drops (4") four or more inches within (4) four hours, the drainage is sufficient and a drainage channel is not required. If the water level drops less than (4") four inches within the (4) four hour period, then a drainage channel is required.
C) When a drainage channel is required, the drainage channel must extend down through the non porous soil and into porous soil. (See Drainage Testing Detail)
D) Discard all material removed from the drainage channel.
E) When backfilling the planting pit, add coarse gravel to the drainage channel. Also, care must be taken to keep the consistency of the soil mix the same throughout the planting pit.

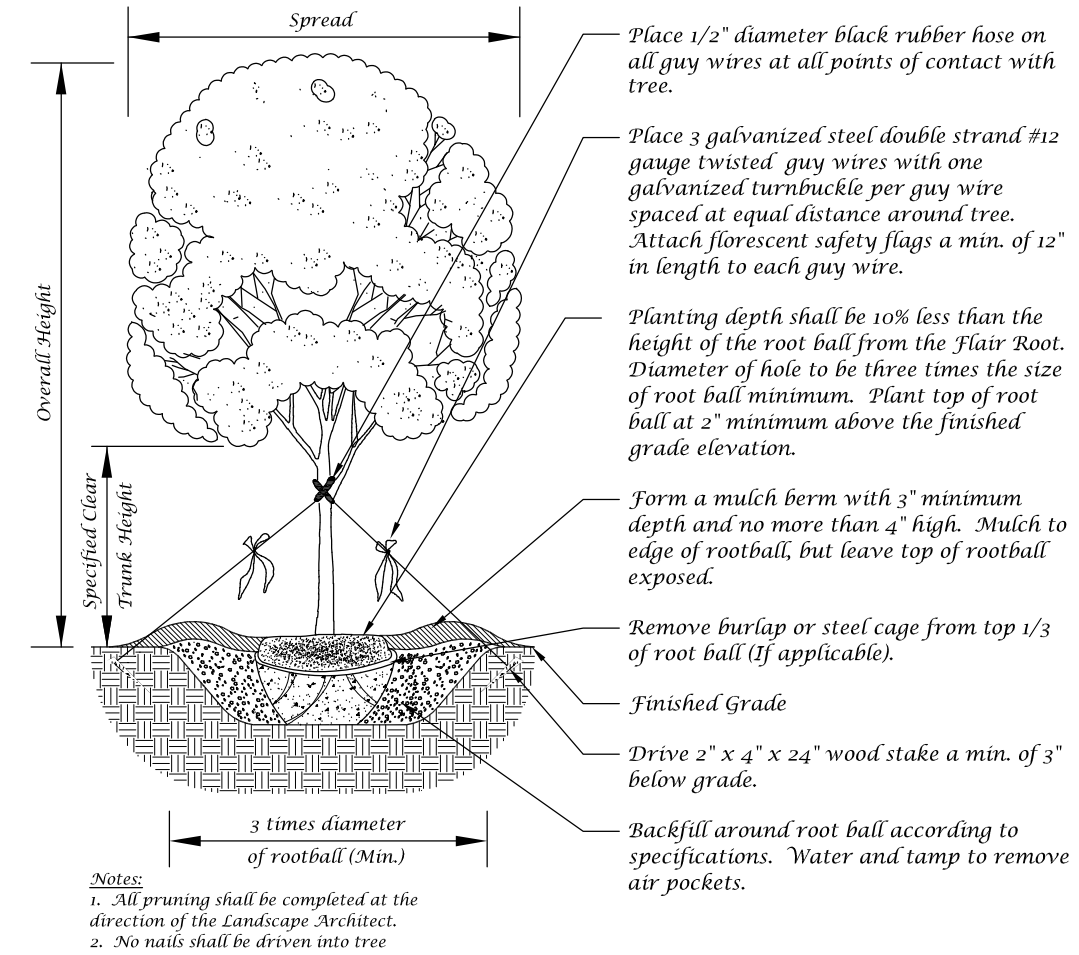
- NOTES:
1. Contractor to include drainage testing for all trees and palms in bid. If drainage is inadequate, the soil specification in Item #8 above shall be revised for site conditions. Contractor shall notify the Owner and Landscape Architect of poor drainage conditions in writing and written direction will be provided to the contractor of appropriate soil mixture specification to be used.
 2. All fertilizers shall meet the City of Stuart & Martin County's fertilizer ordinance.

Landscape Details



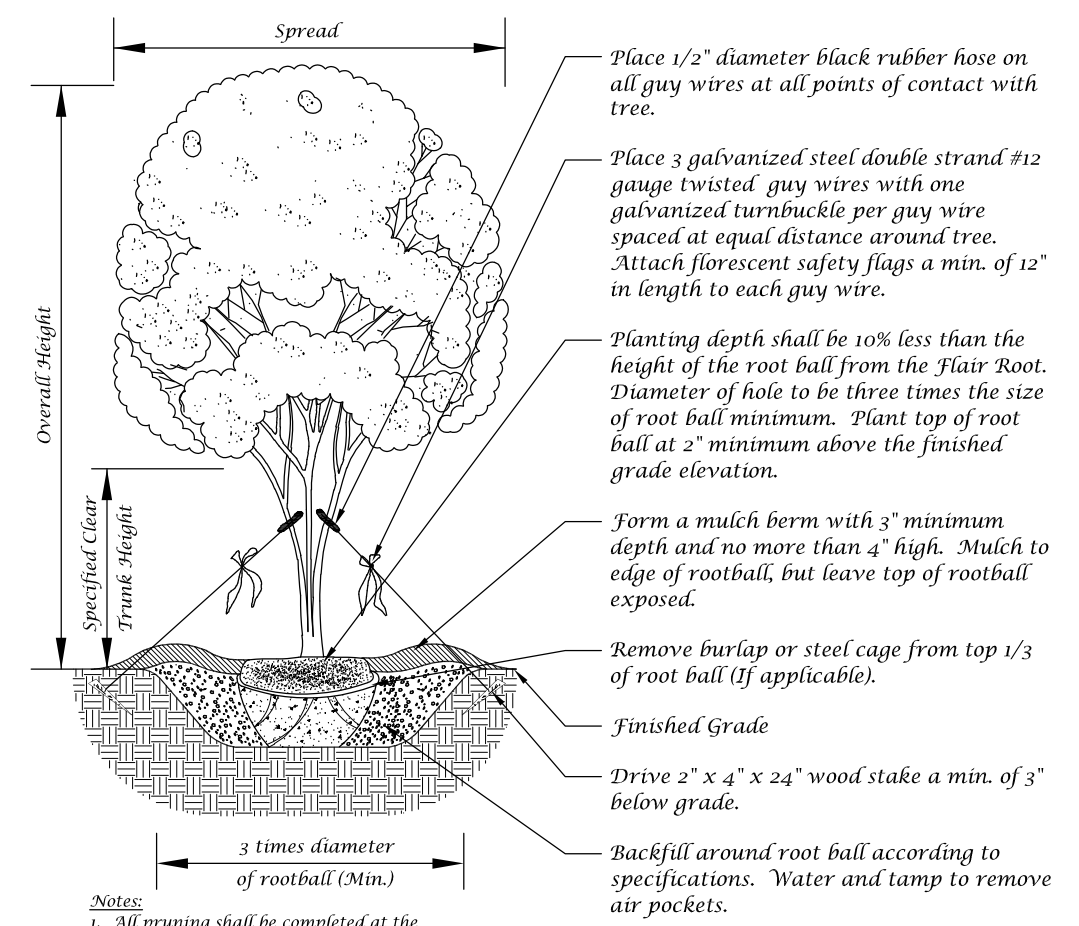
Large Tree Planting Detail (5" Caliper or Greater)

Not to Scale



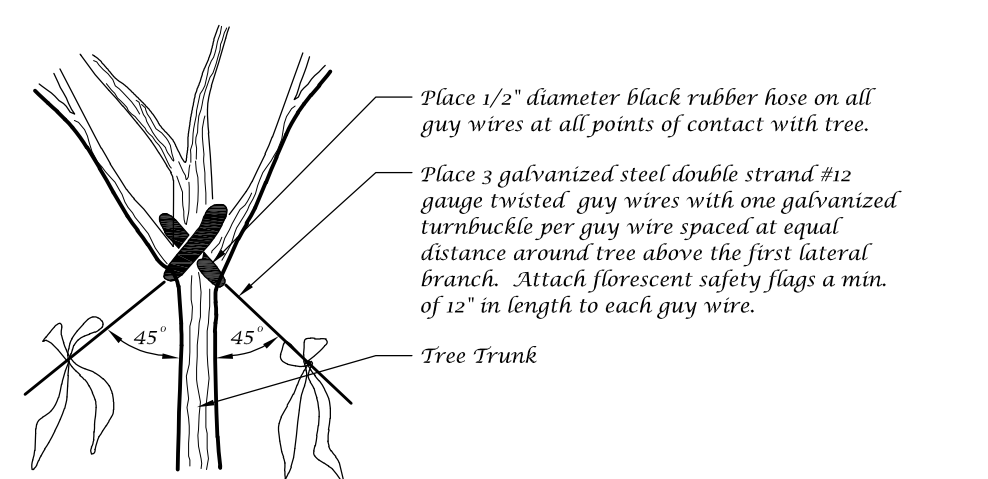
Tree Planting Detail

Not to Scale



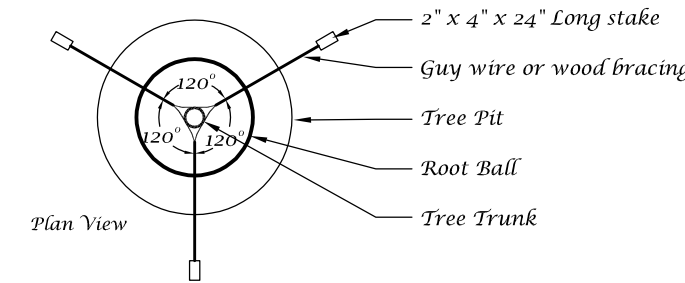
Multi-Trunk Tree Planting Detail

Not to Scale



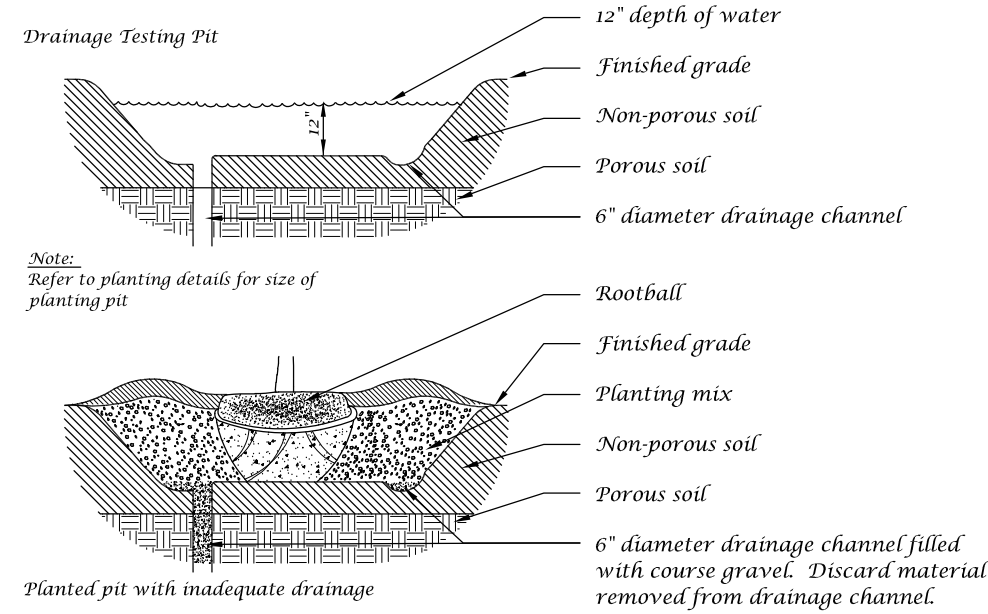
Guy Wire Attachment Detail

Not to Scale



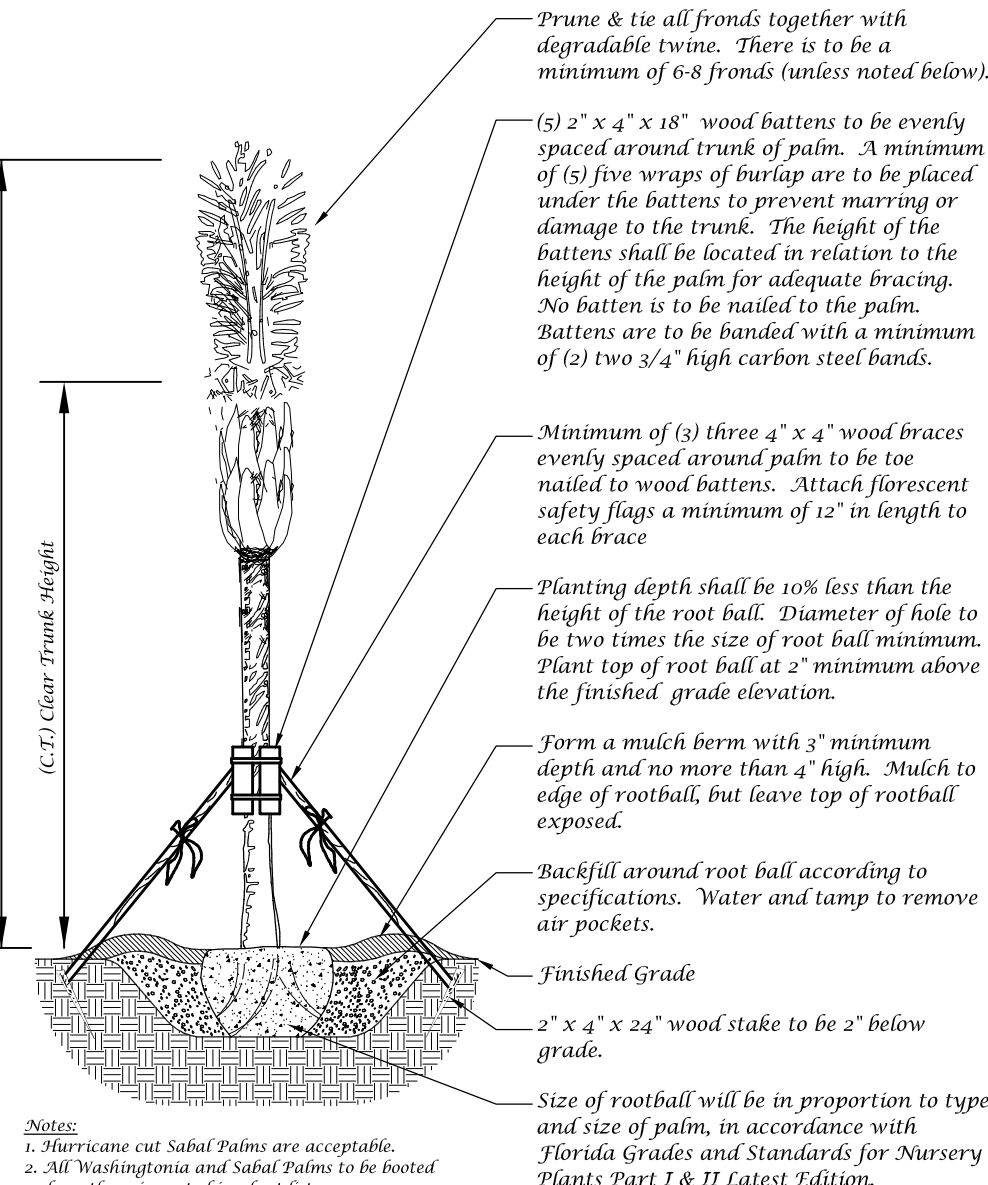
Staking Detail

Not to Scale



Drainage Testing Detail

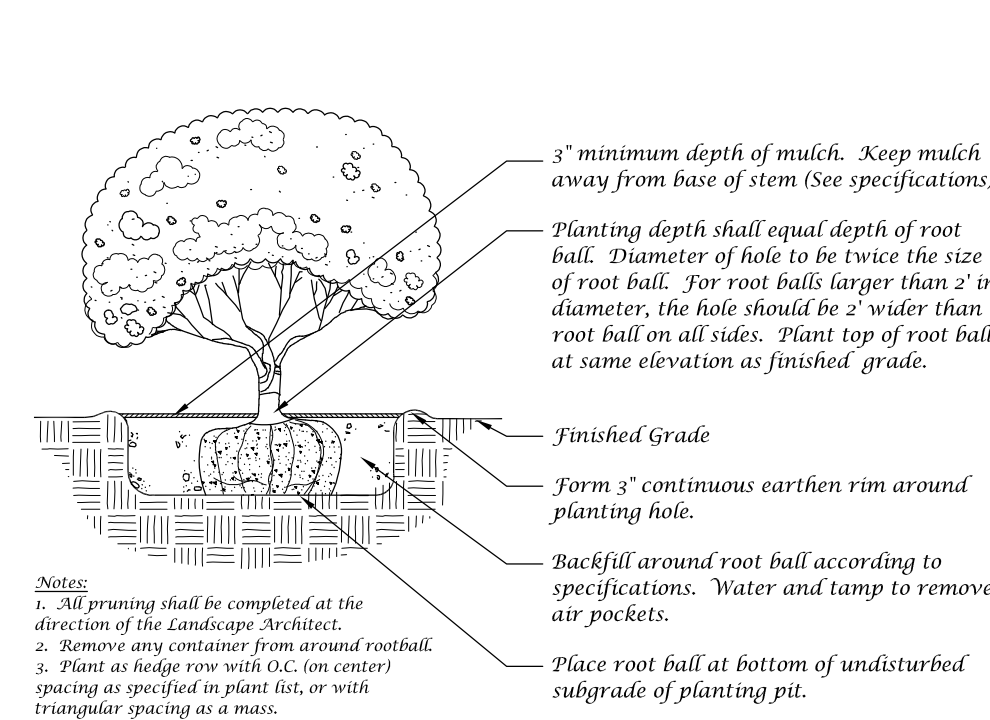
Not to Scale



Notes:
1. Hurricane cut Sabal Palms are acceptable.
2. All Washingtonia and Sabal Palms to be rooted unless otherwise noted in plant list.
3. Palms with burned or marred trunks will not be accepted.

Palm Planting Detail

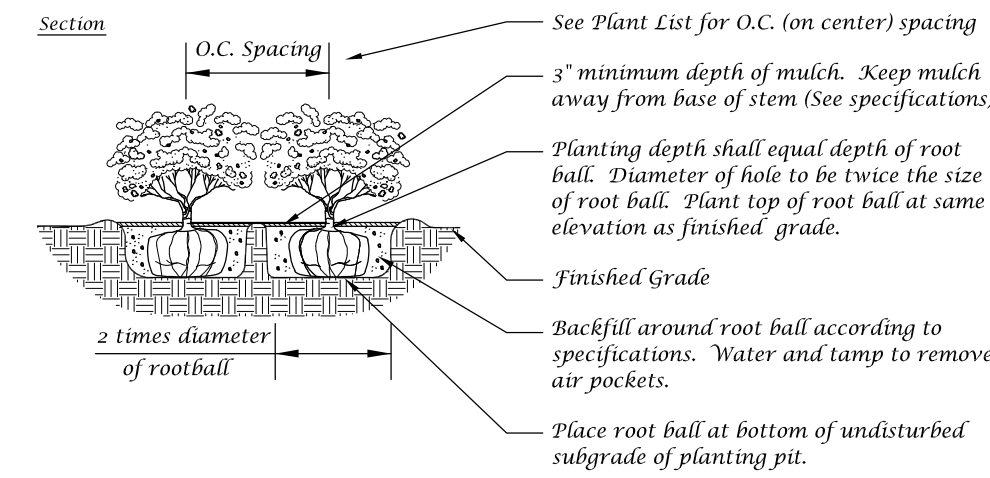
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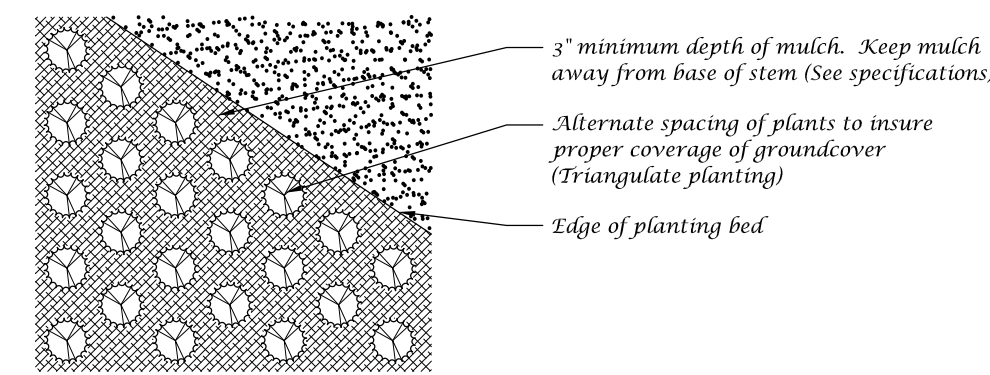
Notes:
1. All pruning shall be completed at the direction of the Landscape Architect.
2. Remove any container from around rootball.
3. Plant as hedge row with O.C. (on center) spacing as specified in plant list, or with triangular spacing as a mass.

Shrub Detail

Not to Scale



Plan



Ground Cover Detail

Not to Scale

Conceptual Design Group, Inc.

Landscape Architecture - Site Planning

900 East Ocean Boulevard, Suite 130d
Stuart, Florida 34994
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Atlantic Point Marina

City of Stuart, Florida

Job No.	21-0609
Drawn By	JWS
Submittal Dates	8-27-2021
12-3-2021	2-21-2022
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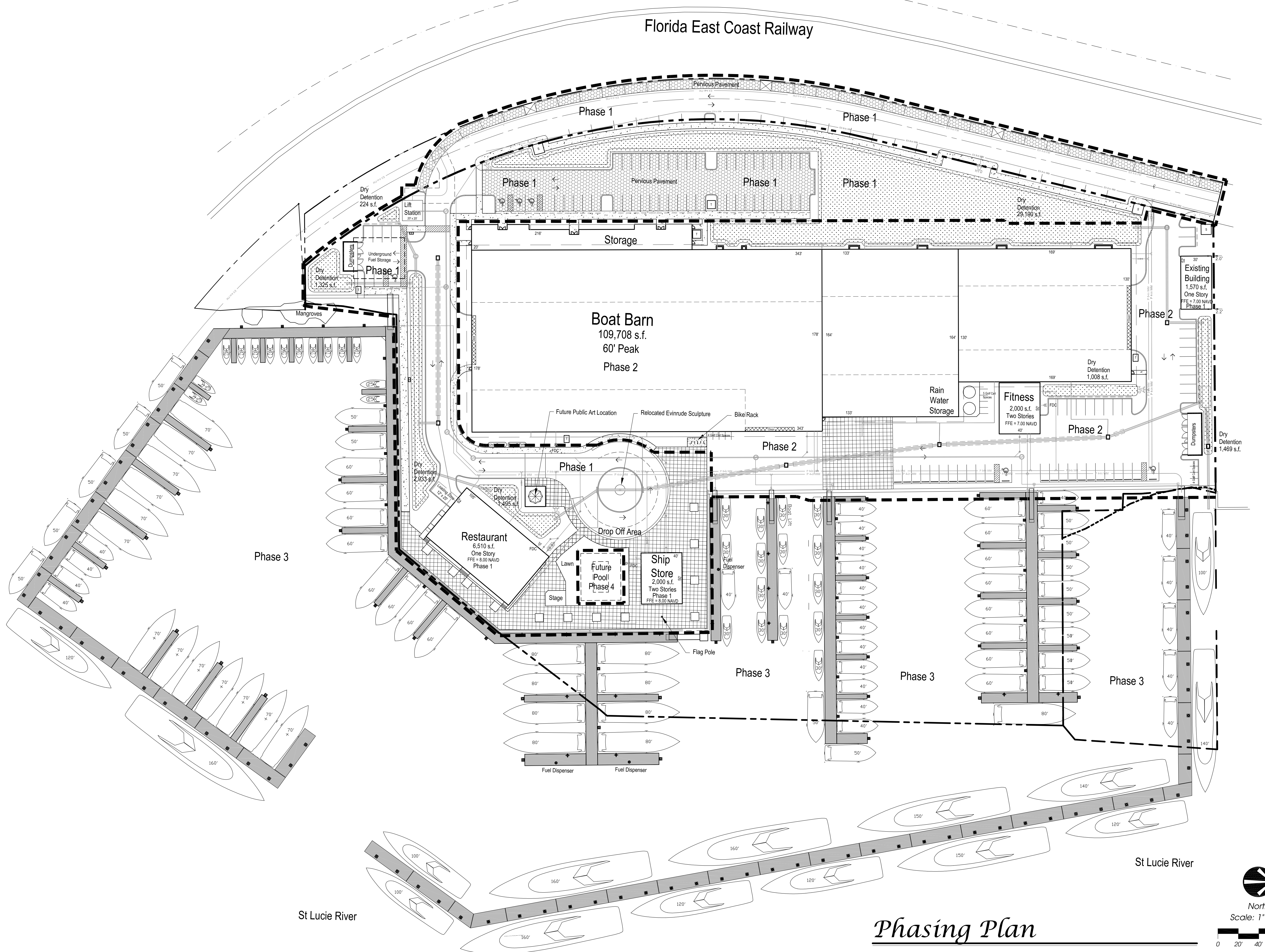
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Sheet L-5 of 5

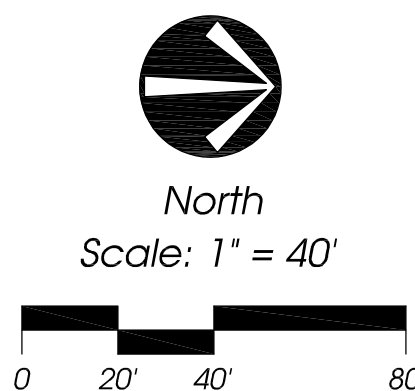
Landscape Plan

Atlantic Point Marina

City of Stuart, Florida



Phasing Plan



Job No.	21-0609
Drawn By	JWS
Submittal Dates	8-27-2021
	12-3-2021
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ATLANTIC POINT MARINA

75 NW FLAGLER DRIVE
STUART, FL



PROJECT NUMBER 21-330

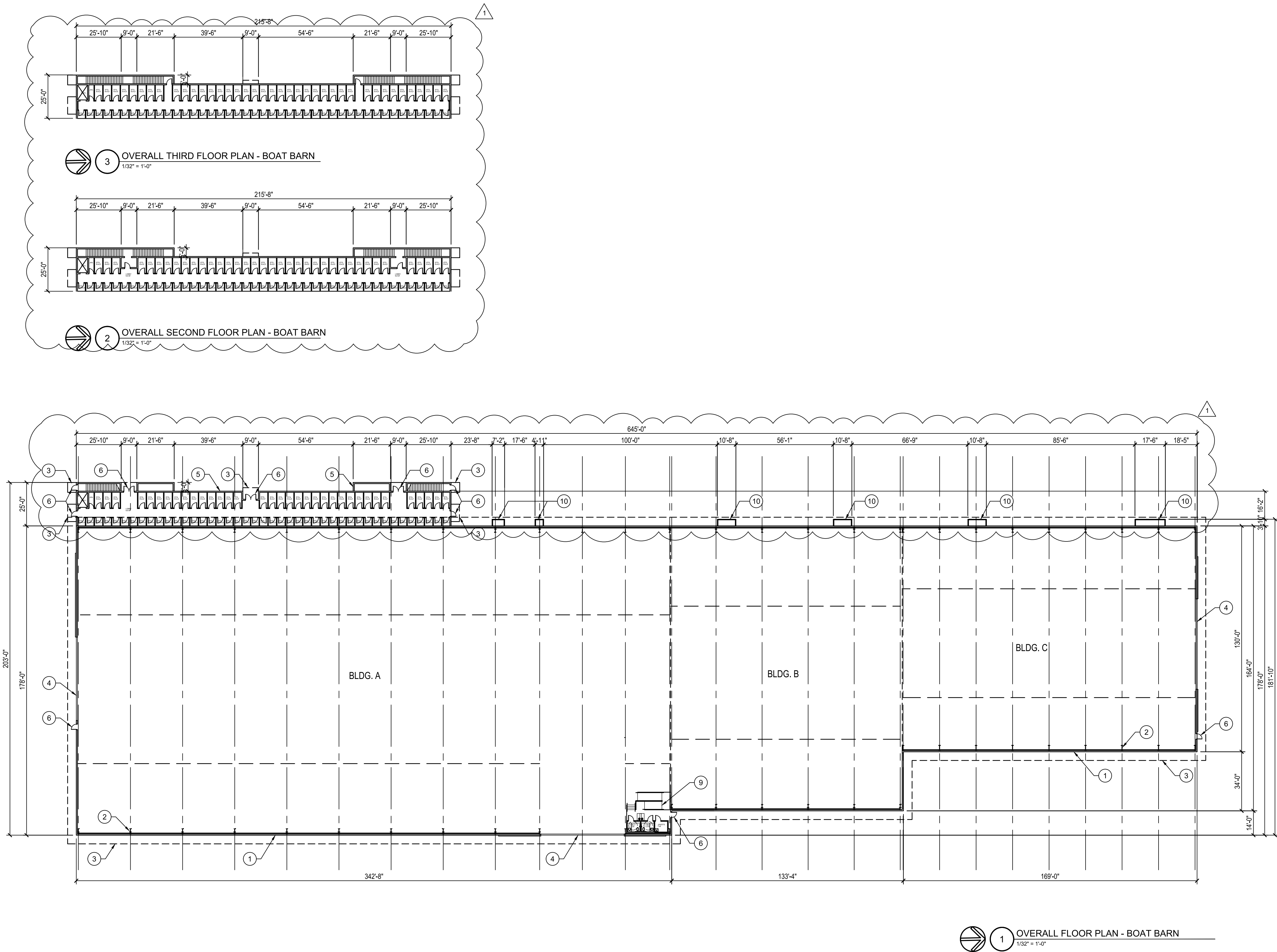
REVISIONS		
1	ADDENDUM NO. 1	02/28/2022
2		
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SUBMITTAL DATE 09/13/2021
SITE PLAN APPROVAL

BOAT BARN

OVERALL FLOOR PLAN

A1.11



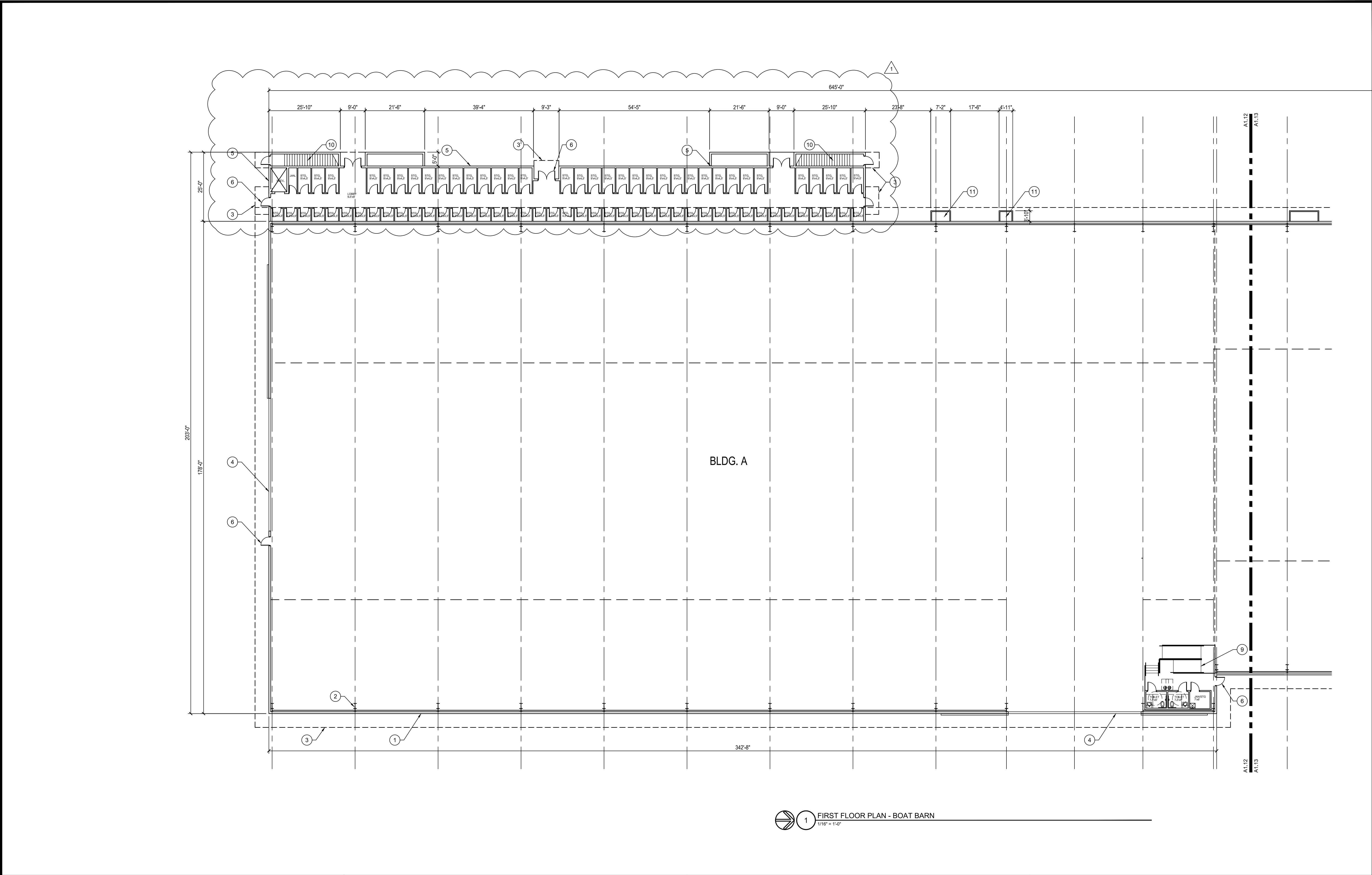
key notes	
1	CONCRETE TILT-WALL, TYP
2	STEEL COLUMN, TYP
3	EDGE OF ROOF ABOVE
4	METAL BARN DOOR
5	CMU WALL, TYP
6	HOLLOW METAL DOOR, TYP
7	CONCRETE SIDEWALK
8	OVERHEAD ROLL-UP DOOR
9	ACCESSIBILITY RAMP

10	CMU PLANTER
----	-------------

area analysis	
GROSS BUILDING AREA	119,462 SF
BOAT BARN AREA	104,831 SF
STORAGE LOCKER AREA - GROUND FLOOR	4,877 SF
STORAGE LOCKER AREA - SECOND FLOOR	4,877 SF
STORAGE LOCKER AREA - THIRD FLOOR	4,877 SF

sheet notes	
1.	THE DRAWING SET IS FOR DESIGN INTENT AND ALL CONDITIONS MUST BE FIELD VERIFIED.
2.	CLEAR DIMENSIONS DICTATE OVER ALL OTHER DIMENSIONS.

legend			
1	COLUMN GRID REFERENCE NUMBER	OFFICE	ROOM NAME
1000	COLUMN GRID LINES	XXXX	ROOM NUMBER
NEW CONCRETE BLOCK WALL			ROOM AREA
NEW PARTITION WALL			DOOR REFERENCE NUMBER (REFER TO DOOR SCHEDULE)
E	WALL TYPE REFERENCE	A1.XX	NEW DOOR & FRAME
EXISTING WALL TO REMAIN			ELEVATION ON SHEET
AREA NOT IN CONTRACT			SHEET NUMBER
			WINDOW TAG
			MILLWORK
			MILLWORK ABOVE



key notes	
1	CONCRETE TILT-WALL, TYP
2	STEEL COLUMN, TYP
3	EDGE OF ROOF ABOVE
4	METAL BARN DOOR
5	CMU WALL, TYP
6	HOLLOW METAL DOOR, TYP
7	CONCRETE SIDEWALK
8	OVERHEAD ROLL-UP DOOR
9	ACCESSIBILITY RAMP
10	METAL STAIRS
11	CMU PLANTER

area analysis	
GROSS BUILDING AREA	119,462 SF
BOAT BARN AREA	104,831 SF
STORAGE LOCKER AREA - GROUND FLOOR	4,877 SF
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legend			
1	COLUMN GRID REFERENCE NUMBER	OFFICE 1A25 XXXX	ROOM NAME
---	COLUMN GRID LINES	---	ROOM NUMBER
---	NEW CONCRETE BLOCK WALL	---	ROOM AREA
---	NEW PARTITION WALL	---	DOOR REFERENCE NUMBER (REFER TO DOOR SCHEDULE)
E	WALL TYPE REFERENCE	---	NEW DOOR & FRAME
---	EXISTING WALL TO REMAIN	---	ELEVATION ON SHEET
---	AREA NOT IN CONTRACT	---	SHEET NUMBER
		---	WINDOW TAG
		---	MILLWORK
		---	MILLWORK ABOVE

birse/thomas

5510 PGA boulevard, suite #201
palm beach gardens, fl 33416
phone 561.249.4001
AA26002397

Joseph Thomas, AIA
ARB4276

ATLANTIC POINT MARINA

75 NW FLAGLER DRIVE
STUART, FL

Atlantic Point

Yacht Club & Marina of Stuart

PROJECT NUMBER 21-330

REVISIONS
1. ADDENDUM NO. 1 02/28/2022

2.
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SUBMITTAL DATE 09/13/2021

SITE PLAN APPROVAL

BOAT BARN
FIRST FLOOR
CONSTRUCTION PLAN

A1.12

Page 321 of 711

ATLANTIC POINT MARINA

75 NW FLAGLER DRIVE
STUART, FL



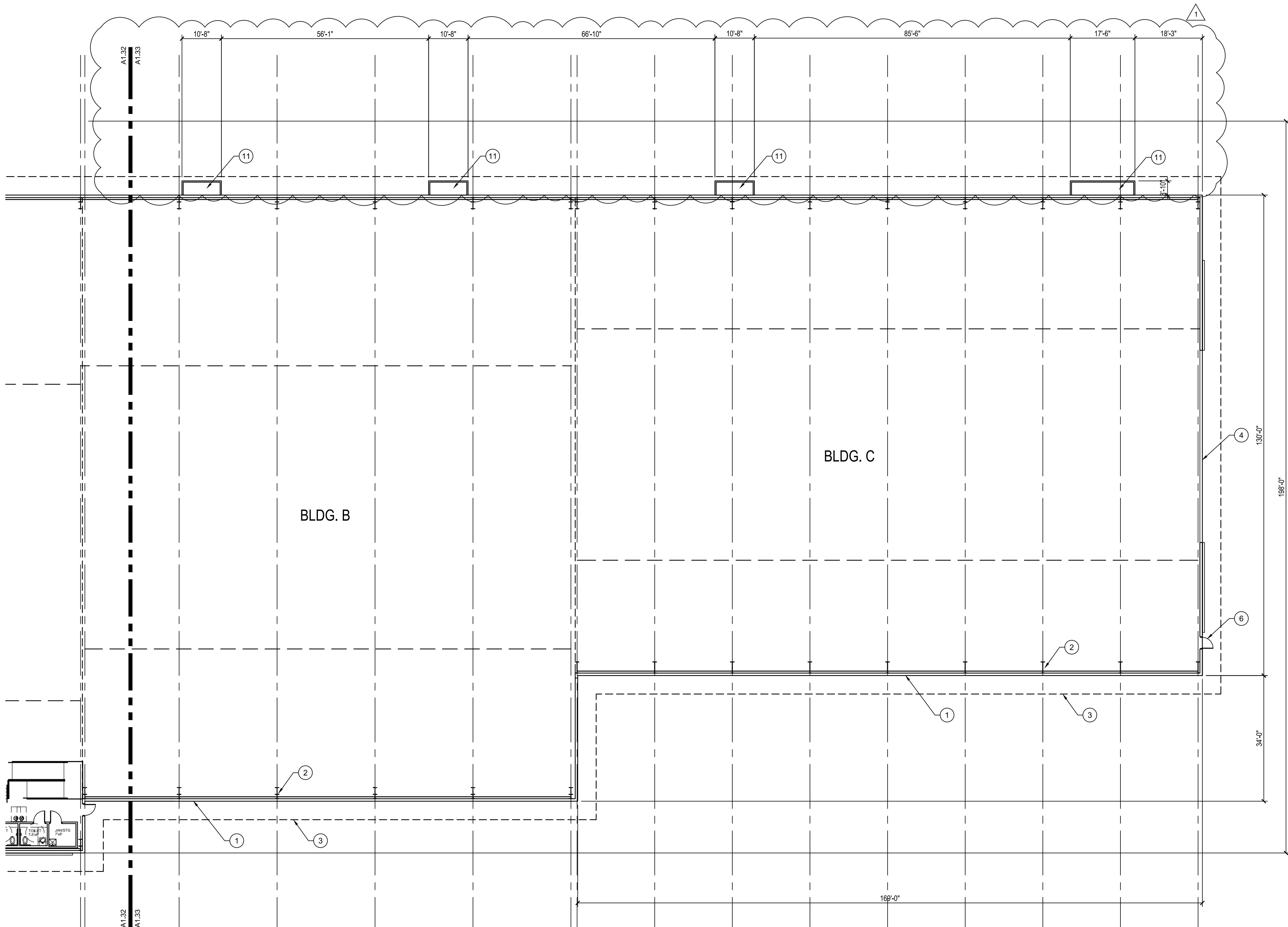
PROJECT NUMBER 21-330

REVISIONS		
1	ADDENDUM NO. 1	02/28/2022
2		
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4		
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SUBMITTAL DATE 09/13/2021
SITE PLAN APPROVAL

BOAT BARN
FIRST FLOOR
CONSTRUCTION PLAN

A1.13



1 FIRST FLOOR PLAN - BOAT BARN
1/16" = 1'-0"

key notes

- CONCRETE TILT-WALL, TYP
- STEEL COLUMN, TYP
- EDGE OF ROOF ABOVE
- METAL BARN DOOR
- CMU WALL, TYP
- HOLLOW METAL DOOR, TYP
- CONCRETE SIDEWALK
- OVERHEAD ROLL-UP DOOR
- ACCESSIBILITY RAMP

- METAL STAIRS
CUM PLANTER

area analysis

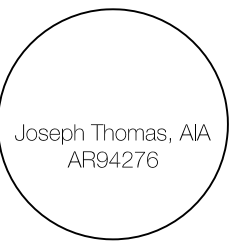
GROSS BUILDING AREA	119,462 SF
BOAT BARN AREA	104,831 SF
STORAGE LOCKER AREA - GROUND FLOOR	4,877 SF
STORAGE LOCKER AREA - SECOND FLOOR	4,877 SF
STORAGE LOCKER AREA - THIRD FLOOR	4,877 SF

sheet notes

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legend

1	COLUMN GRID REFERENCE NUMBER	OFFICE 1A25 XXXX	ROOM NAME
1	COLUMN GRID LINES		ROOM NUMBER
NEW CONCRETE BLOCK WALL			ROOM AREA
NEW PARTITION WALL			DOOR REFERENCE NUMBER (REFER TO DOOR SCHEDULE)
E	WALL TYPE REFERENCE	A1.XX	NEW DOOR & FRAME
EXISTING WALL TO REMAIN			ELEVATION ON SHEET
AREA NOT IN CONTRACT			SHEET NUMBER
			WINDOW TAG
			MILLWORK
			MILLWORK ABOVE



ATLANTIC POINT MARINA

75 NW FLAGLER DRIVE
STUART, FL



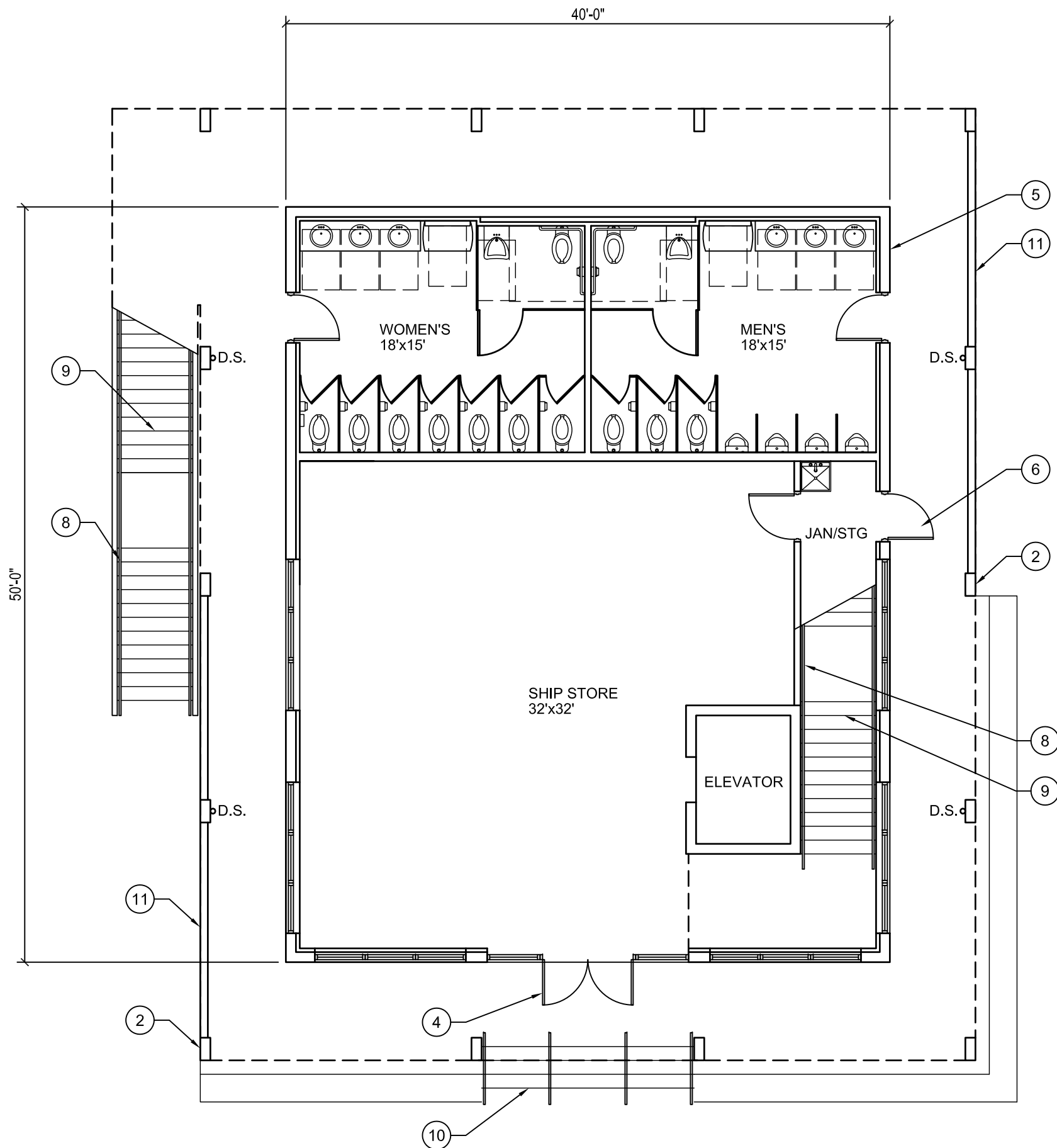
PROJECT NUMBER 21-330

REVISIONS	
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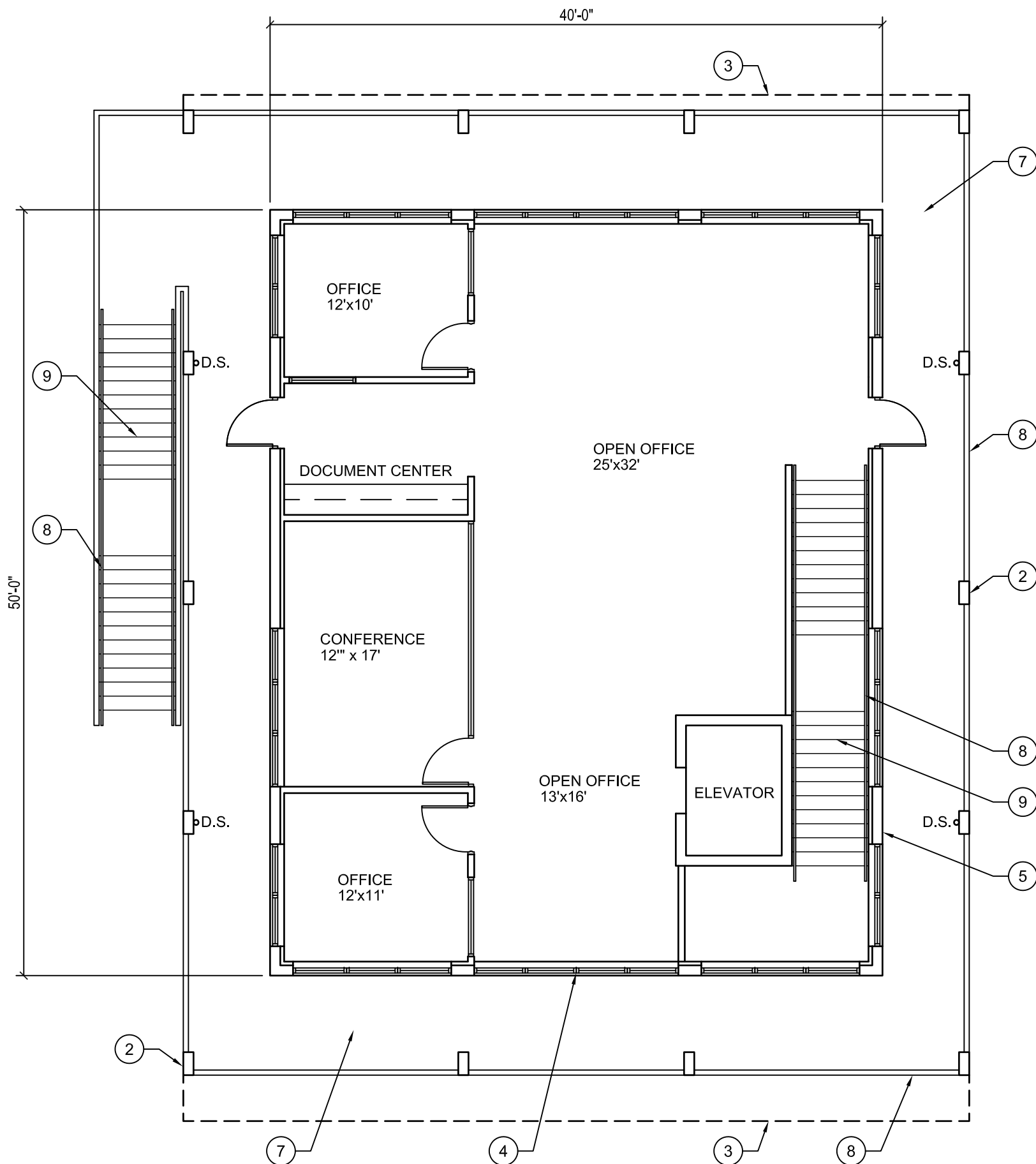
SUBMITTAL DATE 09/13/2021
SITE PLAN APPROVAL

SHIP
STORE/DOCKMASTER
FIRST FLOOR
CONSTRUCTION PLAN

A1.14



1 FIRST FLOOR PLAN - SHIP STORE/DOCKMASTER
1/8" = 1'-0"



2 MEZZANINE FLOOR PLAN - SHIP STORE/DOCKMASTER
1/8" = 1'-0"

key notes

1	CONCRETE TILT-WALL, TYP
2	CONCRETE COLUMN, TYP
3	EDGE OF ROOF ABOVE
4	ALUMINUM STORE FRONT , TYP
5	CMU WALL, TYP
6	HOLLOW METAL DOOR, TYP
7	EXTERIOR CIRCULATION
8	METAL GUARD RAIL
9	METAL STAIRS

10	CONCRETE STAIRS
11	RETAINING WALL

area analysis

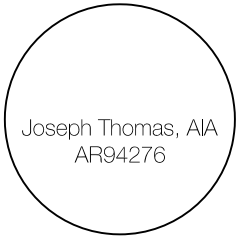
GROSS BUILDING AREA	4,000 SF
FIRST FLOOR AREA	2,000 SF
SECOND FLOOR AREA	2,000 SF

sheet notes

- THE DRAWING SET IS FOR DESIGN INTENT AND ALL CONDITIONS MUST BE FIELD VERIFIED.
- CLEAR DIMENSIONS DICTATE OVER ALL OTHER DIMENSIONS.

legend

1	COLUMN GRID REFERENCE NUMBER	OFFICE	ROOM NAME
1A25	COLUMN GRID LINES	1A25	ROOM NUMBER
NEW CONCRETE BLOCK WALL		XXXX	ROOM AREA
NEW PARTITION WALL		1	DOOR REFERENCE NUMBER (REFER TO DOOR SCHEDULE)
E	WALL TYPE REFERENCE	NEW DOOR & FRAME	
EXISTING WALL TO REMAIN		A1.XX	ELEVATION ON SHEET
AREA NOT IN CONTRACT		1	SHEET NUMBER
		1	WINDOW TAG
		MILLWORK	
		MILLWORK ABOVE	



ATLANTIC POINT MARINA

75 NW FLAGLER DRIVE
STUART, FL



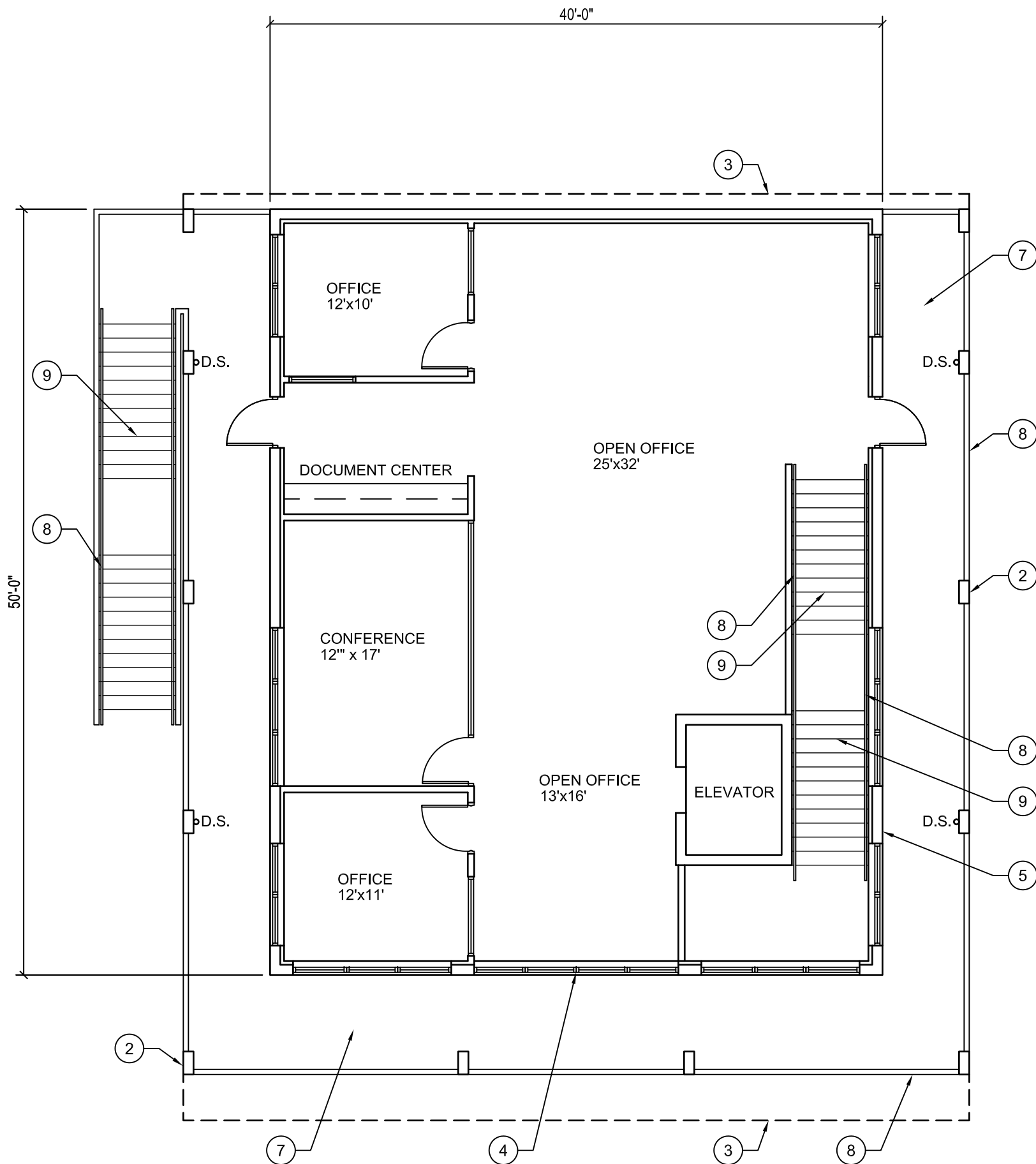
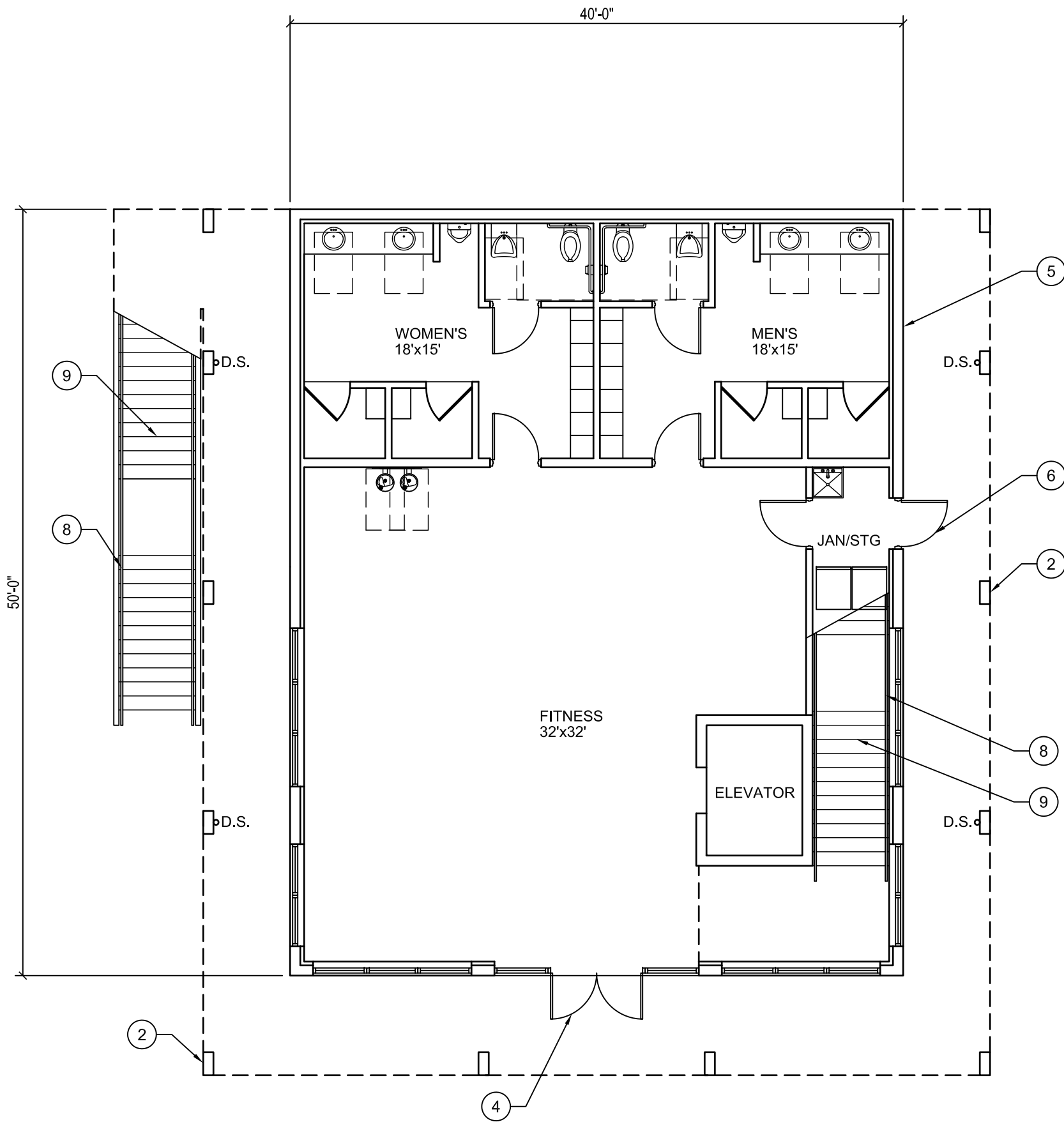
PROJECT NUMBER 21-330

REVISIONS	
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SUBMITTAL DATE 09/13/2021
SITE PLAN APPROVAL

YACHT SALES/FITNESS
FIRST FLOOR
CONSTRUCTION PLAN

A1.15



key notes			area analysis		sheet notes		legend	
1	CONCRETE TILT-WALL, TYP		GROSS BUILDING AREA	4,000 SF	1. THE DRAWING SET IS FOR DESIGN INTENT AND ALL CONDITIONS MUST BE FIELD VERIFIED. 2. CLEAR DIMENSIONS DICTATE OVER ALL OTHER DIMENSIONS.	1 COLUMN GRID REFERENCE NUMBER COLUMN GRID LINES NEW CONCRETE BLOCK WALL NEW PARTITION WALL E WALL TYPE REFERENCE EXISTING WALL TO REMAIN AREA NOT IN CONTRACT OFFICE ROOM NAME 1A25 ROOM NUMBER XXXX ROOM AREA XX DOOR REFERENCE NUMBER (REFER TO DOOR SCHEDULE) NEW DOOR & FRAME ELEVATION ON SHEET A1.XX SHEET NUMBER WINDOW TAG MILLWORK MILLWORK ABOVE		
2	CONCRETE COLUMN, TYP		FIRST FLOOR AREA	2,000 SF				
3	EDGE OF ROOF ABOVE		SECOND FLOOR AREA	2,000 SF				
4	ALUMINUM STORE FRONT , TYP							
5	CMU WALL, TYP							
6	HOLLOW METAL DOOR, TYP							
7	EXTERIOR CIRCULATION							
8	METAL GUARD RAIL							
9	METAL STAIRS							

ATLANTIC POINT MARINA

75 NW FLAGLER DRIVE
STUART, FL



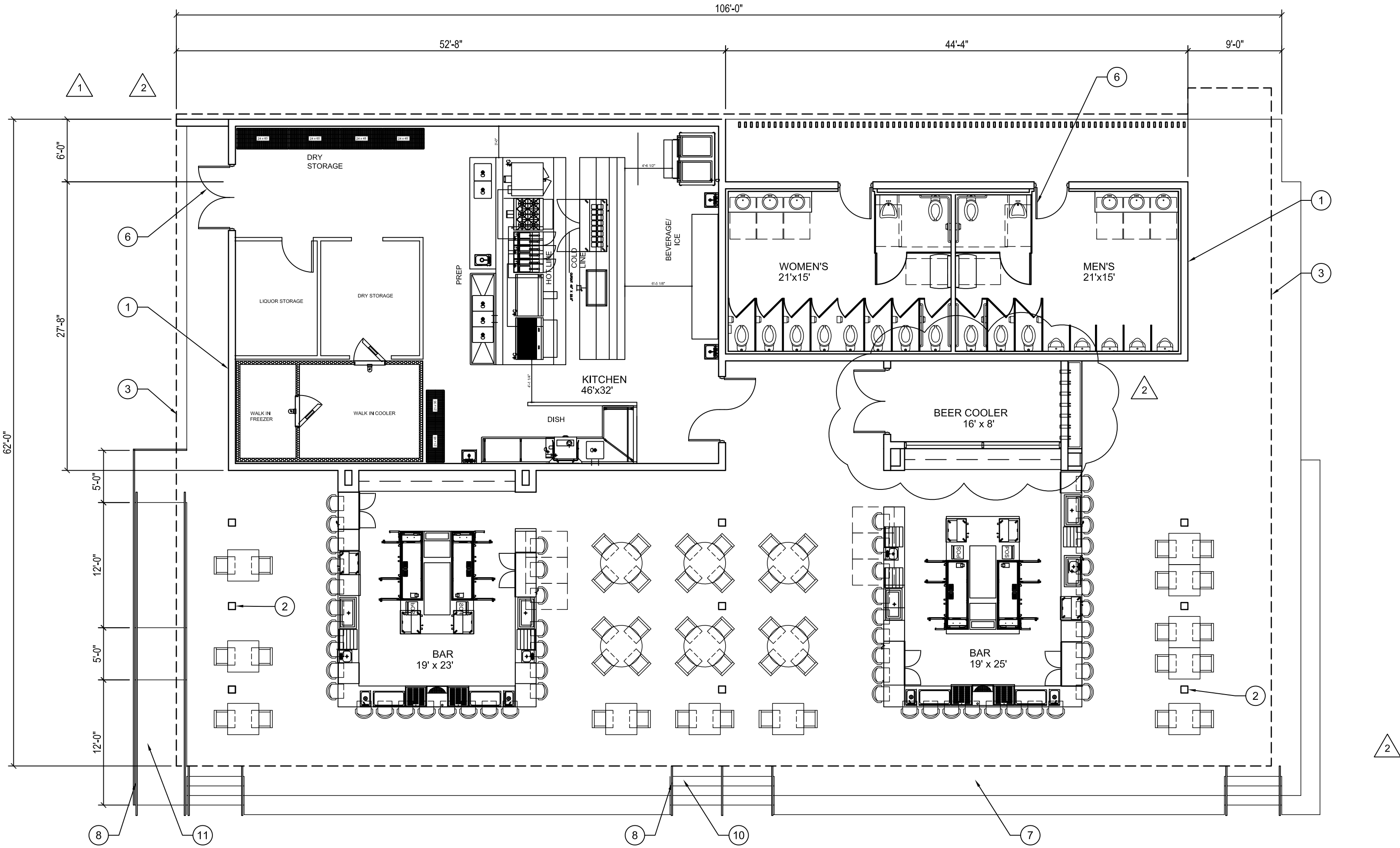
PROJECT NUMBER 21-330

REVISIONS		
1	ADDENDUM NO.1	10/22/2021
2	ADDENDUM NO.2	11/19/2021
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SUBMITTAL DATE 09/13/2021
SITE PLAN APPROVAL

BAR/KITCHEN/BOH
FIRST FLOOR
CONSTRUCTION PLAN

A1.16



1 FIRST FLOOR PLAN - BAR/KITCHEN/BOH
1/8" = 1'-0"

key notes

1	CONCRETE TILT-WALL, TYP.	10	CONCRETE STAIRS, TYP.
2	CONCRETE COLUMN, TYP.	11	CONCRETE ACCESSIBILITY RAMP
3	EDGE OF ROOF ABOVE		
4	ALUMINUM STORE FRONT, TYP.		
5	CMU WALL, TYP.		
6	HOLLOW METAL DOOR, TYP.		
7	CONCRETE SIDEWALK		
8	METAL GUARD RAIL, TYP.		
9	METAL STAIRS, TYP.		

area analysis

GROSS BUILDING AREA	2,514 SF
COVERED DINING AREA	2,923 SF
GROSS CIRCULATION AREA	570 SF

sheet notes

- THE DRAWING SET IS FOR DESIGN INTENT AND ALL CONDITIONS MUST BE FIELD VERIFIED.
- CLEAR DIMENSIONS DICTATE OVER ALL OTHER DIMENSIONS.

legend

1	COLUMN GRID REFERENCE NUMBER	OFFICE	ROOM NAME
1A25	COLUMN GRID LINES	1A25	ROOM NUMBER
XXXX		XXXX	ROOM AREA
XXF	NEW CONCRETE BLOCK WALL	XXF	DOOR REFERENCE NUMBER (REFER TO DOOR SCHEDULE)
	NEW PARTITION WALL		NEW DOOR & FRAME
E	WALL TYPE REFERENCE	1	ELEVATION ON SHEET
	EXISTING WALL TO REMAIN	A1.XX	SHEET NUMBER
	AREA NOT IN CONTRACT	1	WINDOW TAG
			MILLWORK

ATLANTIC POINT MARINA

75 NW FLAGLER DRIVE
STUART, FL



PROJECT NUMBER 21-330

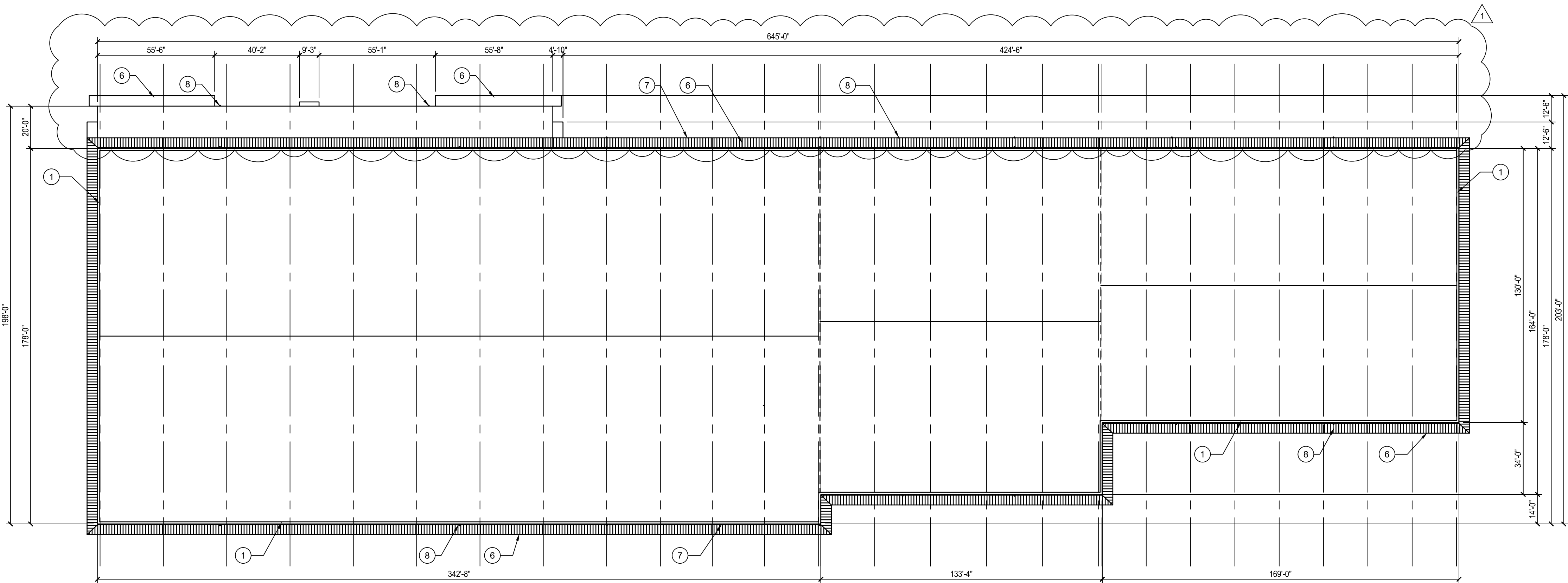
REVISIONS		
1	ADDENDUM NO. 1	02/28/2022
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SUBMITTAL DATE 09/13/2021
SITE PLAN APPROVAL

BOAT BARN

OVERALL ROOF PLAN

A1.31



1 OVERALL FLOOR PLAN - BOAT BARN
1/32" = 1'-0"

key notes

- 1 CONCRETE TILT-WALL, TYP
- 2 CMU WALL, TYP
- 3 EDGE OF ROOF OVERHANG TYP
- 4 VENTILATOR, TYP
- 5 SINGLE-PLY TPO ROOFING MEMBRANE, TYP
- 6 STANDING SEAM METAL ROOF, TYP
- 7 METAL GUTTER, TYP
- 8 METAL DOWNSPOUT PAINTED TO MATCH ADJACENT WALL

roof drainage calculations

FBC 1106.3 VERTICAL LEADER SIZING.
VERTICAL LEADERS SHALL BE SIZED BASED ON THE FLOW RATE FROM HORIZONTAL GUTTERS OR THE MAXIMUM FLOW RATE THROUGH ROOF DRAINS. THE FLOW RATE THROUGH VERTICAL LEADERS SHALL NOT EXCEED THAT SPECIFIED IN TABLE 1106.3

4-1/2"x6" HORIZONTAL GUTTER WITH 1/4" PER FOOT = 348 GPM ALLOWABLE = 325 GPM PROVIDED

FBC 1106.6 SIZE OF ROOF GUTTERS.
HORIZONTAL GUTTERS SHALL BE SIZED BASED ON THE FLOW RATE FROM THE ROOF SURFACE. THE FLOW RATE IN HORIZONTAL GUTTERS SHALL NOT EXCEED THAT SPECIFIED IN TABLE 1106.

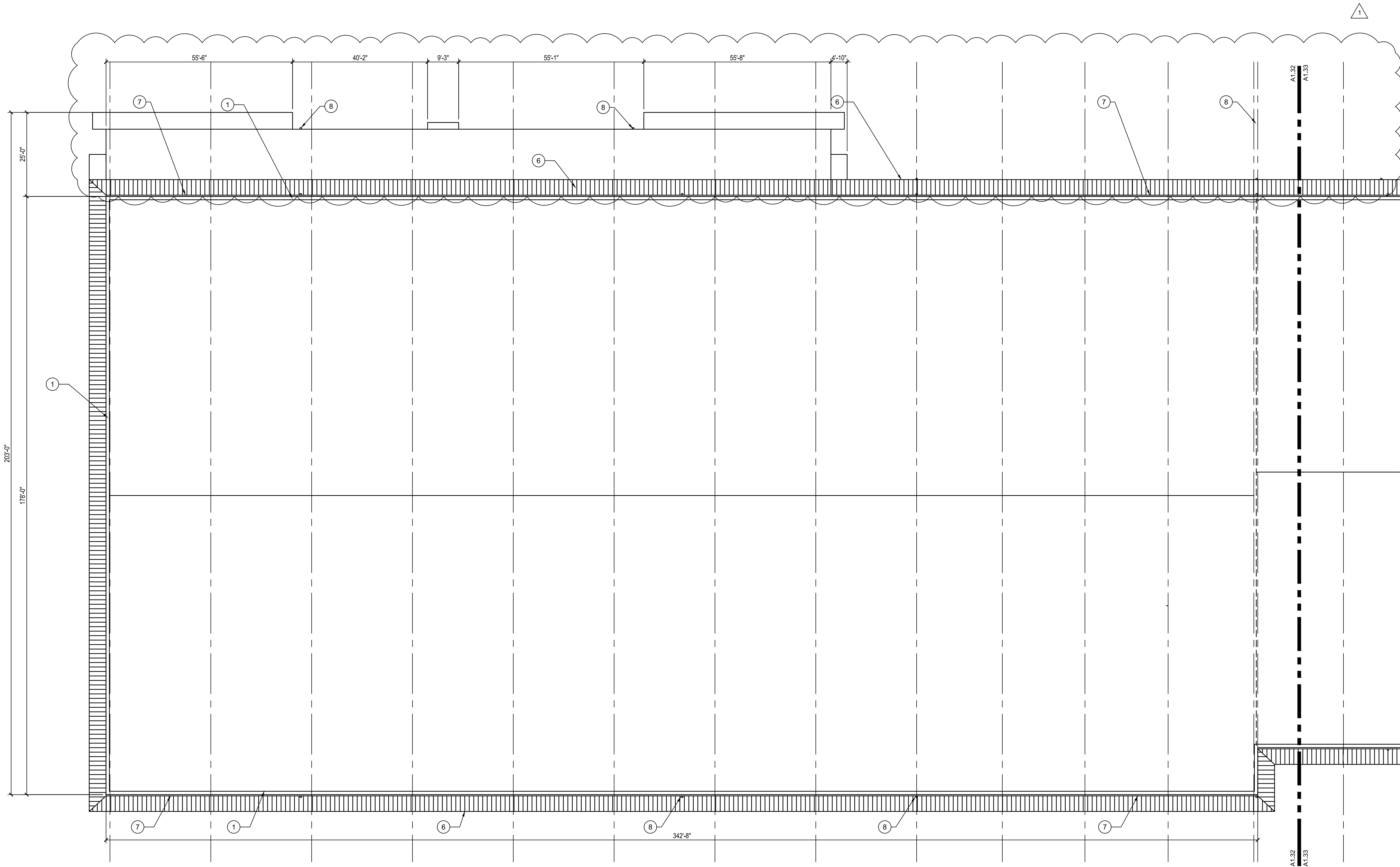
6" DIAMETER VERTICAL LEADER = 563 GPM ALLOWABLE = 552 GPM PROVIDED

sheet notes

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10. CONTRACTOR TO VERIFY ALL REQUIRED CLEARANCES AROUND ROOFTOP MECHANICAL UNITS PRIOR TO FABRICATING SCREEN WALLS. SCREEN WALLS MUST BE AS TALL AS THE EQUIPMENT

legend

- CRICKETS
- STANDING SEAM METAL ROOF
- MAXIMUM ROOF DRAINAGE AREA



1 FIRST FLOOR PLAN - BOAT BARN
1/16" = 1'-0"

key notes

1	CONCRETE TILT-WALL, TYP
2	CMU WALL, TYP
3	EDGE OF ROOF OVERHANG TYP
4	VENTILATOR, TYP
5	SINGLE-PLY TPO ROOFING MEMBRANE, TYP
6	STANDING SEAM METAL ROOF, TYP
7	METAL GUTTER, TYP
8	METAL DOWNSPOUT PAINTED TO MATCH ADJACENT WALL
9	-

roof drainage calculations

IBC 1106.3 VERTICAL LEADER SIZING.
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6" DIAMETER VERTICAL LEADER = 563 GPM ALLOWABLE = 552 GPM PROVIDED

sheet notes

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legend

	CRICKETS
	STANDING SEAM METAL ROOF
	MAXIMUM ROOF DRAINAGE AREA

birse/thomas

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palm beach gardens, fl 33416
phone 561.249.4001
AA26002397

Joseph Thomas, AIA
ARB4276

ATLANTIC POINT MARINA

75 NW FLAGLER DRIVE
STUART, FL



PROJECT NUMBER 21-330

REVISIONS		
1	ADDENDUM NO. 1	02-28-22
2		
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SUBMITTAL DATE 09/13/2021
SITE PLAN APPROVAL

BOAT BARN
ROOF PLAN

A1.32

ATLANTIC POINT MARINA

75 NW FLAGLER DRIVE
STUART, FL



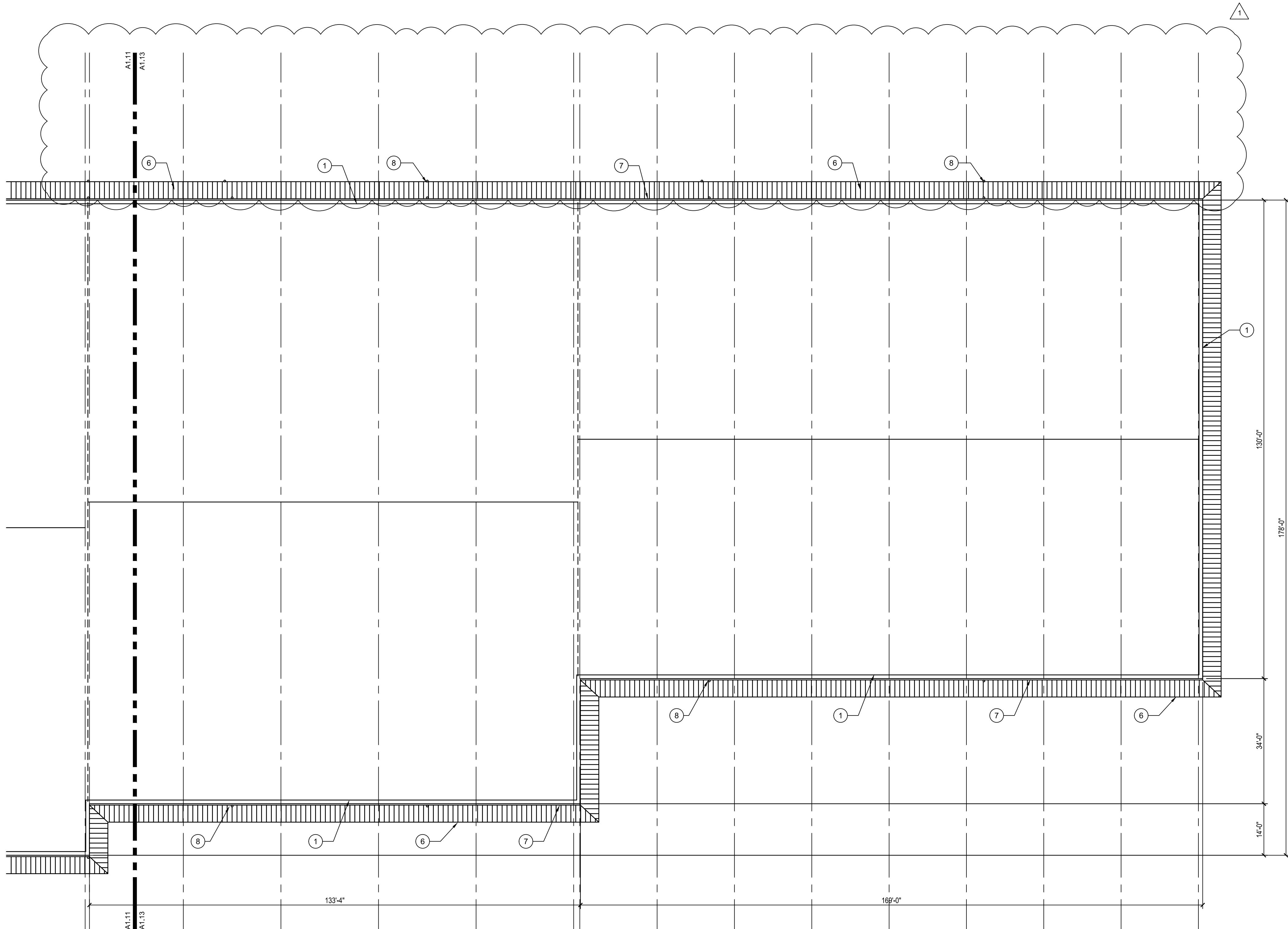
PROJECT NUMBER 21-330

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SUBMITTAL DATE 09/13/2021
SITE PLAN APPROVAL

BOAT BARN
ROOF PLAN

A1.33



1 FIRST FLOOR PLAN - BOAT BARN
1/16" = 1'-0"

key notes

1	CONCRETE TILT-WALL, TYP
2	CMU WALL, TYP
3	EDGE OF ROOF OVERHANG TYP
4	VENTILATOR, TYP
5	SINGLE-PLY TPO ROOFING MEMBRANE, TYP
6	STANDING SEAM METAL ROOF, TYP
7	METAL GUTTER, TYP
8	METAL DOWNSPOUT PAINTED TO MATCH ADJACENT WALL
9	-

roof drainage calculations

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sheet notes

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legend

	CRICKETS
	STANDING SEAM METAL ROOF
	MAXIMUM ROOF DRAINAGE AREA

ATLANTIC POINT MARINA

75 NW FLAGLER DRIVE
STUART, FL



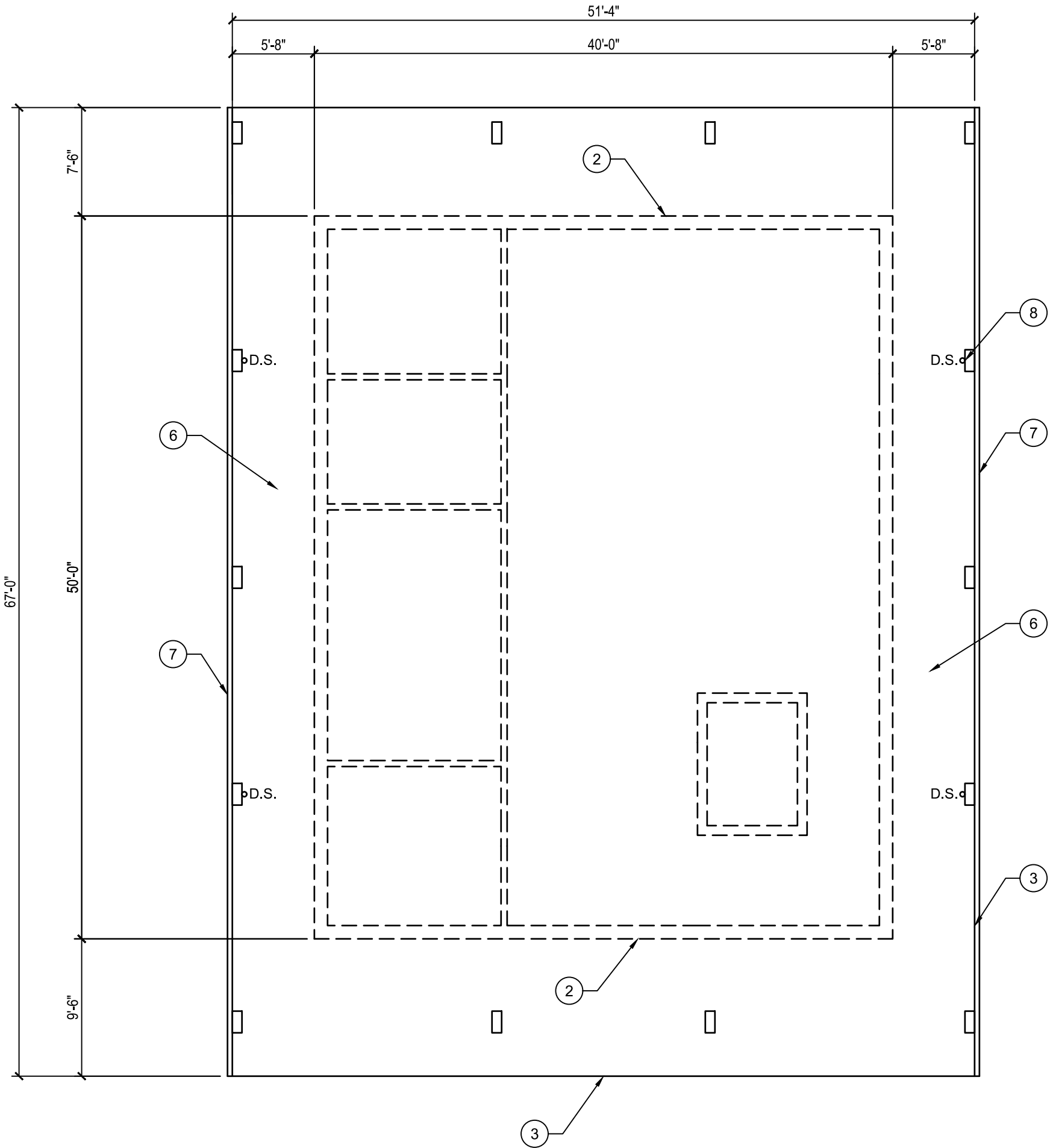
PROJECT NUMBER 21-330

REVISIONS	
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SUBMITTAL DATE 08/30/2021
SITE PLAN REVIEW

SHIP
STORE/DOCKMASTER
ROOF PLAN

A1.34



1 SHIP STORE/DOCKMASTER - ROOF PLAN
1/8" = 1'-0"

key notes

1	CONCRETE TILT-WALL, TYP
2	CMU WALL, TYP
3	EDGE OF ROOF OVERHANG TYP
4	VENTILATOR, TYP
5	SINGLE-PLY TPO ROOFING MEMBRANE, TYP
6	STANDING SEAM METAL ROOF, TYP
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8	METAL DOWNSPOUT PAINTED TO MATCH ADJACENT WALL
9	--

roof drainage calculations

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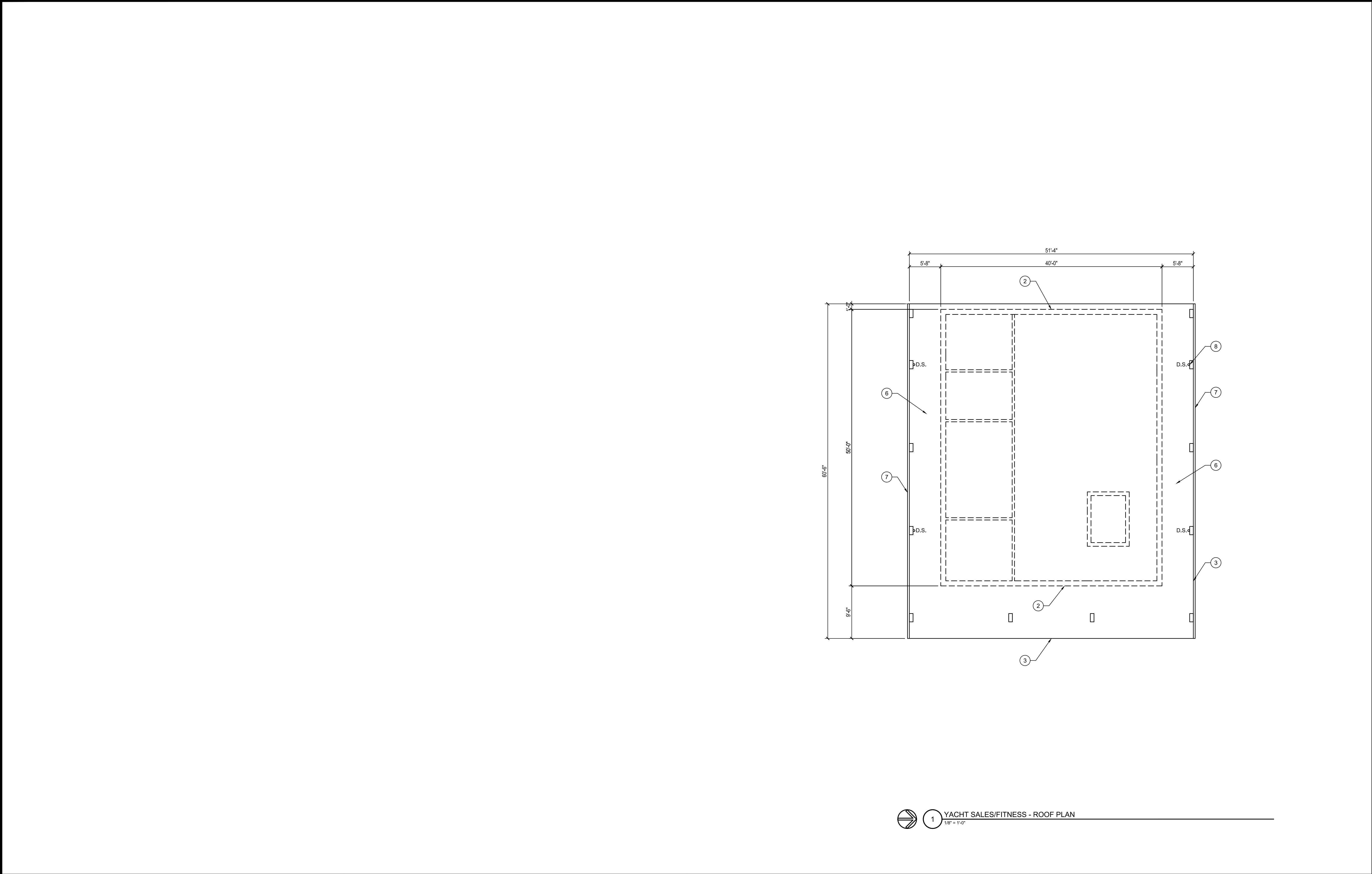
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legend

	CRICKETS
	STANDING SEAM METAL ROOF
	MAXIMUM ROOF DRAINAGE AREA



key notes			roof drainage calculations	sheet notes	legend
1	CONCRETE TILT-WALL, TYP		<u>FGC 1106.3 VERTICAL LEADER SIZING.</u> VERTICAL LEADERS SHALL BE SIZED BASED ON THE FLOW RATE FROM HORIZONTAL GUTTERS OR THE MAXIMUM FLOW RATE THROUGH ROOF DRAINS. THE FLOW RATE THROUGH VERTICAL LEADERS SHALL NOT EXCEED THAT SPECIFIED IN TABLE 1106.3 4-1/2"x6" HORIZONTAL GUTTER WITH 1/4" PER FOOT = 348 GPM ALLOWABLE = 50 GPM PROVIDED <u>FGC 1106.6 SIZE OF ROOF GUTTERS.</u> HORIZONTAL GUTTERS SHALL BE SIZED BASED ON THE FLOW RATE FROM THE ROOF SURFACE. THE FLOW RATE IN HORIZONTAL GUTTERS SHALL NOT EXCEED THAT SPECIFIED IN TABLE 1106. 6" DIAMETER VERTICAL LEADER = 563 GPM ALLOWABLE = 50 GPM PROVIDED	1. ROOFING SYSTEM IS NEW EXISTING ANY NEW PENETRATIONS SHALL BE REPAIRED AS REQUIRED. 2. COORDINATE ALL NEW ROOFTOP MECHANICAL UNITS, EXHAUST FANS AND VENTS WITH THE MECHANICAL DRAWINGS FOR SPECIFICATIONS AND INSTALLATION. 3. ALL NEW ROOFTOP UNITS ARE TO BE LOCATED OVER EXISTING OPENINGS. 4. EXISTING OPENINGS TO BE MODIFIED AS REQUIRED TO ACCEPT NEW ROOFTOP UNITS. SEE STRUCTURAL SHEETS. 5. IF CURBS AND ROOF STANDS ARE TO BE NEW. CONTRACTOR TO PROVIDE SHOP DRAWINGS AND NOA'S FOR ALL CURBS AND ROOF STANDS FOR APPROVAL. 6. PROVIDE NEW SCREEN WALL AS REQUIRED TO SCREEN NEW ROOFTOP UNITS. SEE STRUCTURAL SHEETS. CONTRACTOR TO PROVIDE SHOP DRAWINGS AND NOA'S FOR APPROVAL. 7. THE DRAWING SET IS FOR DESIGN INTENT AND ALL CONDITIONS MUST BE FIELD VERIFIED. 8. CONTRACTOR SHALL REVIEW FINAL CONDITIONS REQUIRED AND PROVIDE ALL DEMOLITION WORK, PATCHING AND REPAIRING NECESSARY. 9. LOCATE EXISTING INFRASTRUCTURE COMPONENTS IN THE AREA OF WORK. IF COMPONENTS ARE TO REMAIN IN PLACE, PROVIDE ADEQUATE MEANS OF PROTECTION DURING DEMOLITION. IF ANY INFRASTRUCTURE COMPONENTS SHOULD BECOME DAMAGED DURING DEMOLITION, CONSULT THE ARCHITECT IMMEDIATELY FOR DIRECTION AS TO PROCEDURE. THE CONTRACTOR SHALL BEAR ALL EXPENSES OF REPAIR OR REPLACEMENT OF INFRASTRUCTURE COMPONENTS OR OTHER PROPERTY DAMAGED BY OPERATIONS IN CONJUNCTION WITH THE EXECUTION OF WORK. 10. CONTRACTOR TO VERIFY ALL REQUIRED CLEARANCES AROUND ROOFTOP MECHANICAL UNITS PRIOR TO FABRICATING SCREEN WALLS. SCREEN WALLS MUST BE AS TALL AS THE EQUIPMENT	CRICKETS STANDING SEAM METAL ROOF MAXIMUM ROOF DRAINAGE AREA
2	CMU WALL, TYP				
3	EDGE OF ROOF OVERHANG TYP				
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8	METAL DOWNSPOUT PAINTED TO MATCH ADJACENT WALL				
9	--				

birse/thomas

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AA26002397

Joseph Thomas, AIA
ARB4276

ATLANTIC POINT MARINA

75 NW FLAGLER DRIVE
STUART, FL

PROJECT NUMBER21-330

REVISIONS

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SUBMITTAL DATE08/30/2021

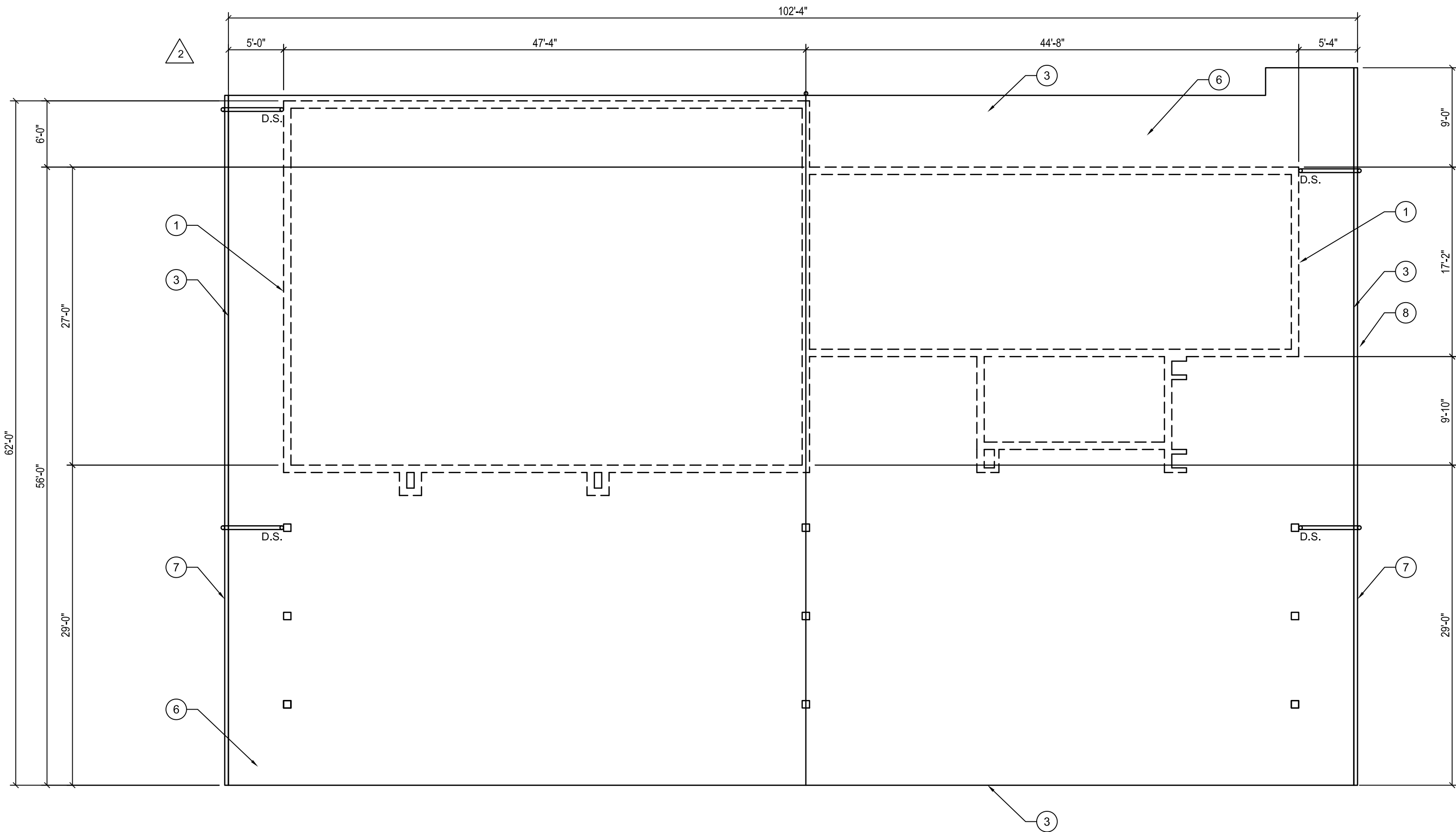
SITE PLAN REVIEW

YACHT SALES/FITNESS

ROOF PLAN

A1.35

Page 330 of 711



1

BAR/KITCHEN/BOH - ROOF PLAN

1/8" = 1'-0"

key notes

1	CONCRETE TILT-WALL, TYP
2	CMU WALL, TYP
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legend

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	STANDING SEAM METAL ROOF
	MAXIMUM ROOF DRAINAGE AREA

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75 NW FLAGLER DRIVE
STUART, FL



PROJECT NUMBER 21-330

REVISIONS

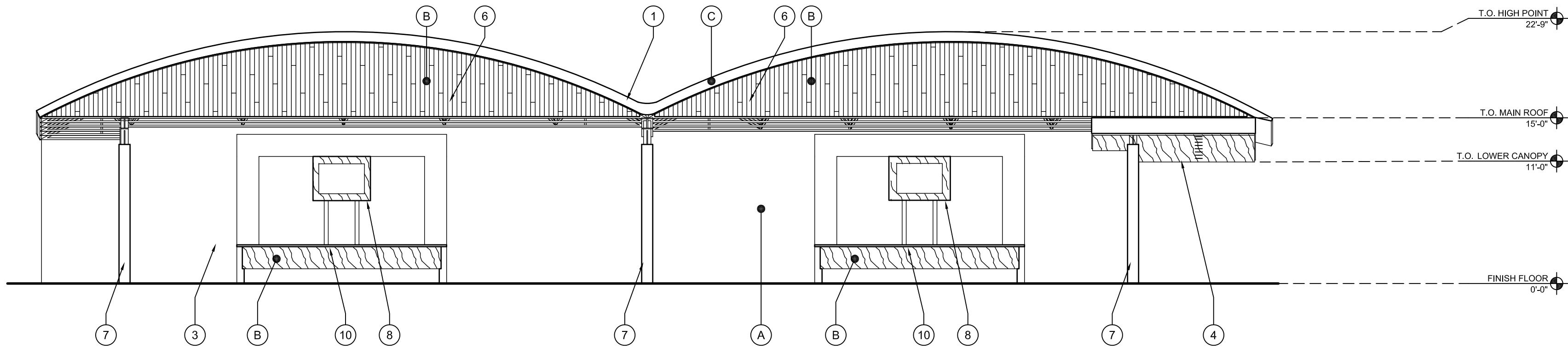
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SUBMITTAL DATE 09/13/2021

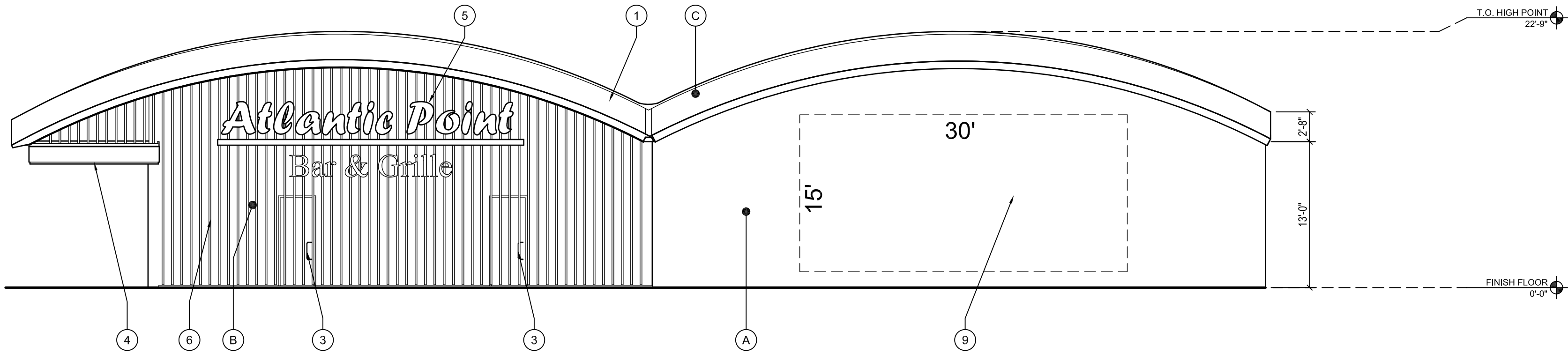
SITE PLAN APPROVAL

BAR/KITCHEN/BOH
ROOF PLAN

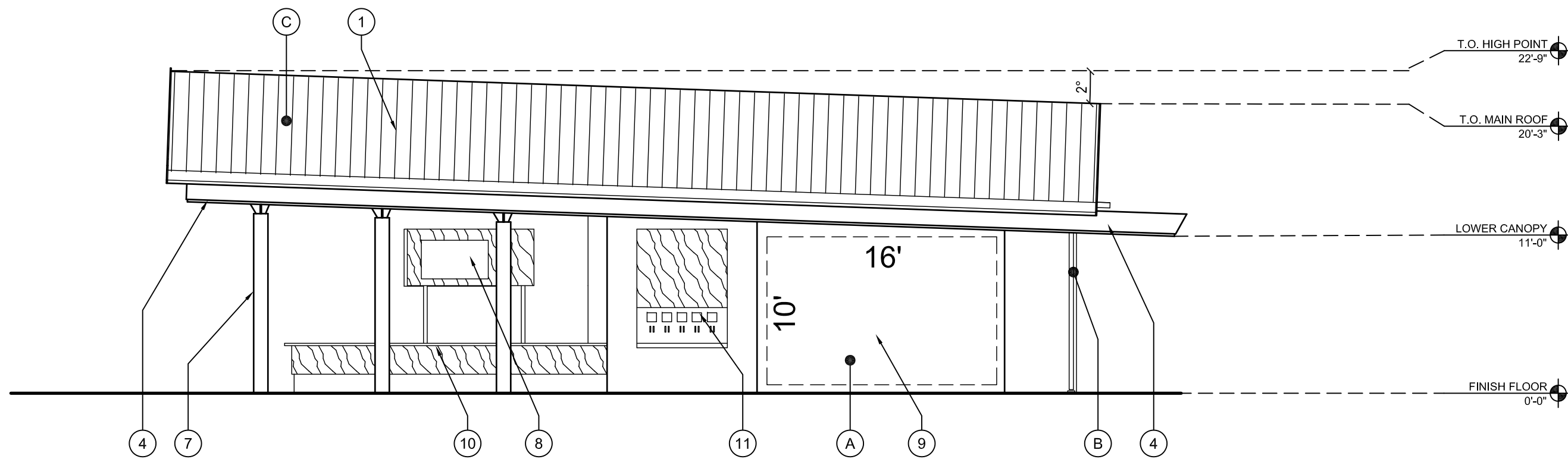
A1.36



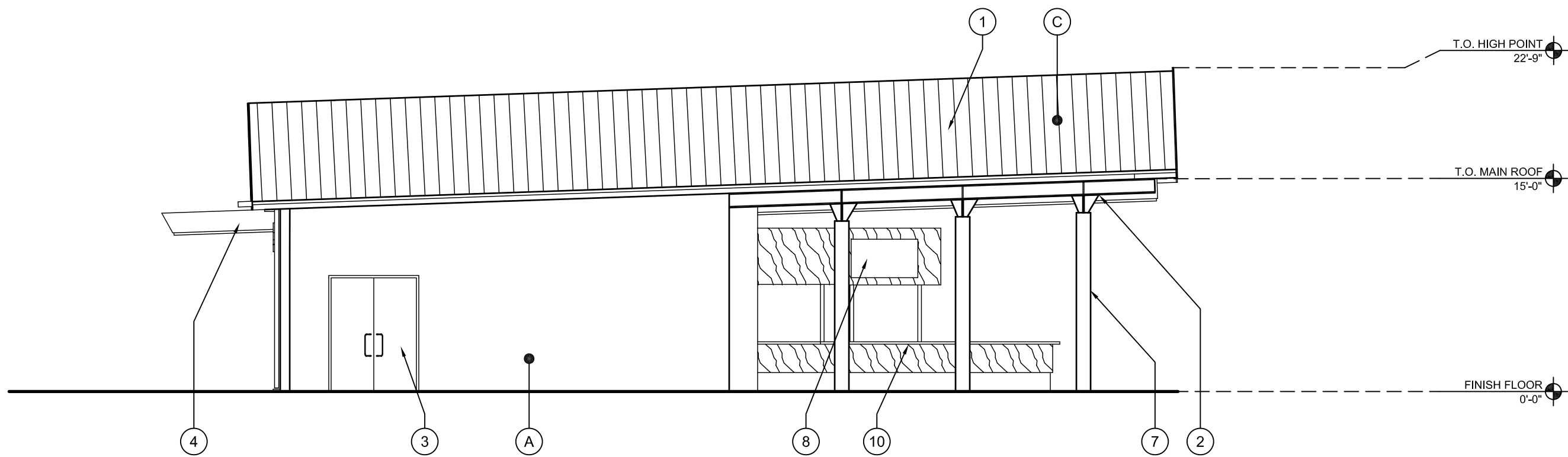
1 SOUTHEAST ELEVATION
1/8" = 1'-0"



2 NORTHWEST ELEVATION
1/8" = 1'-0"



4 NORTHEAST ELEVATION
1/8" = 1'-0"



3 SOUTHWEST ELEVATION
1/8" = 1'-0"

key notes

1. STANDING SEAM METAL ROOF
2. PAINTED STEEL STRUCTURE
3. PAINTED HOLLOW METAL DOOR & FRAME
4. SOFFIT / CANOPY
5. BUILDING SIGNAGE
6. WOOD LOUVERS
7. CONCRETE COLUMNS
8. ENTERTAINMENT CENTER
9. MURAL WALL ART

10. BAR / COUNTERTOP
11. WALL TAP

color schedule

- A. FIELD COLOR - BENJAMIN MOORE BRIGHT WHITE PAINTED STUCCO FINISH
- B. ACCENT MATERIAL - WOOD LOUVERS
- C. SLATE GRAY - KYNAR FINISH .PAC-CLAD. STANDING SEAM METAL ROOF

sheet notes

1. ALL STOREFRONT DOORS AND WINDOWS SHALL HAVE CLEAR ANODIZED FINISH.
2. HOLLOW METAL DOORS AND FRAMES SHALL BE PAINTED TO MATCH ADJACENT WALL COLOR.
3. ALL CMU WALLS SHALL HAVE PAINTED STUCCO FINISH.

legend

birse/thomas

5510 PGA boulevard, suite #201
palm beach gardens, fl 33416
phone 561.249.4001
AA26002397

Joseph Thomas, AIA
AR94276

ATLANTIC POINT MARINA

75 NW FLAGLER DRIVE
STUART, FL



PROJECT NUMBER 21-330

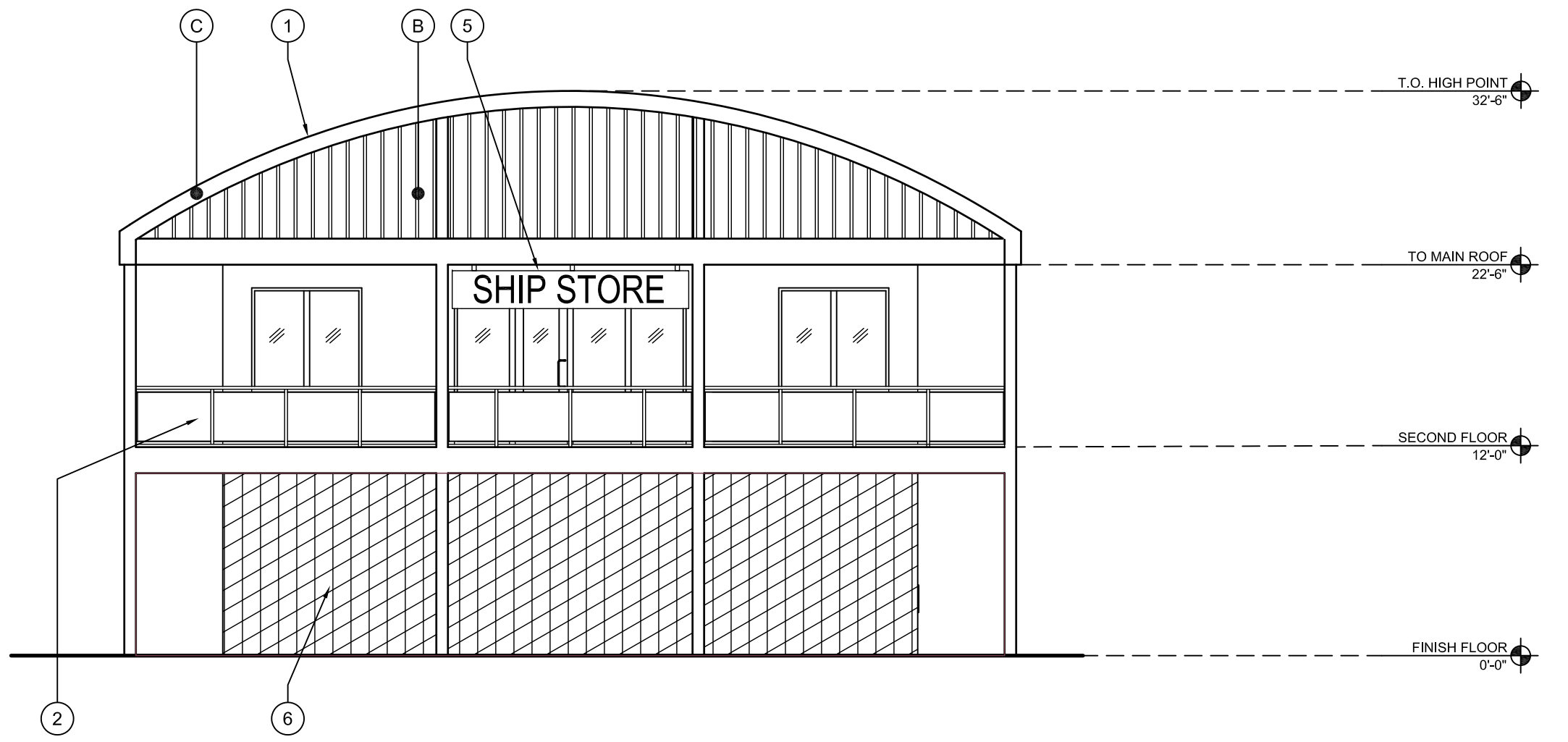
REVISIONS

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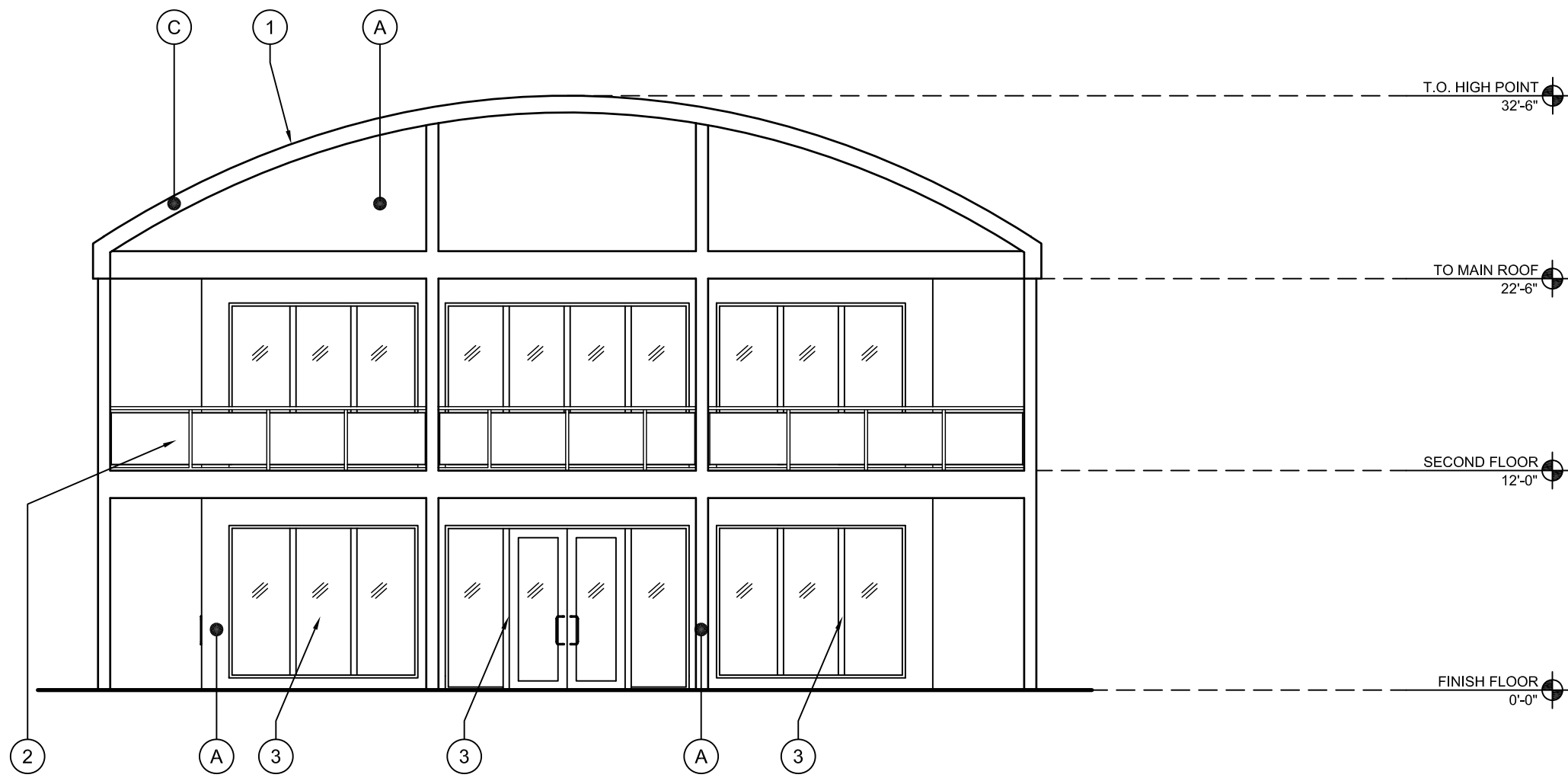
SUBMITTAL DATE 09/13/2021
SITE PLAN APPROVAL

BAR/KITCHEN/BOH
EXTERIOR ELEVATIONS

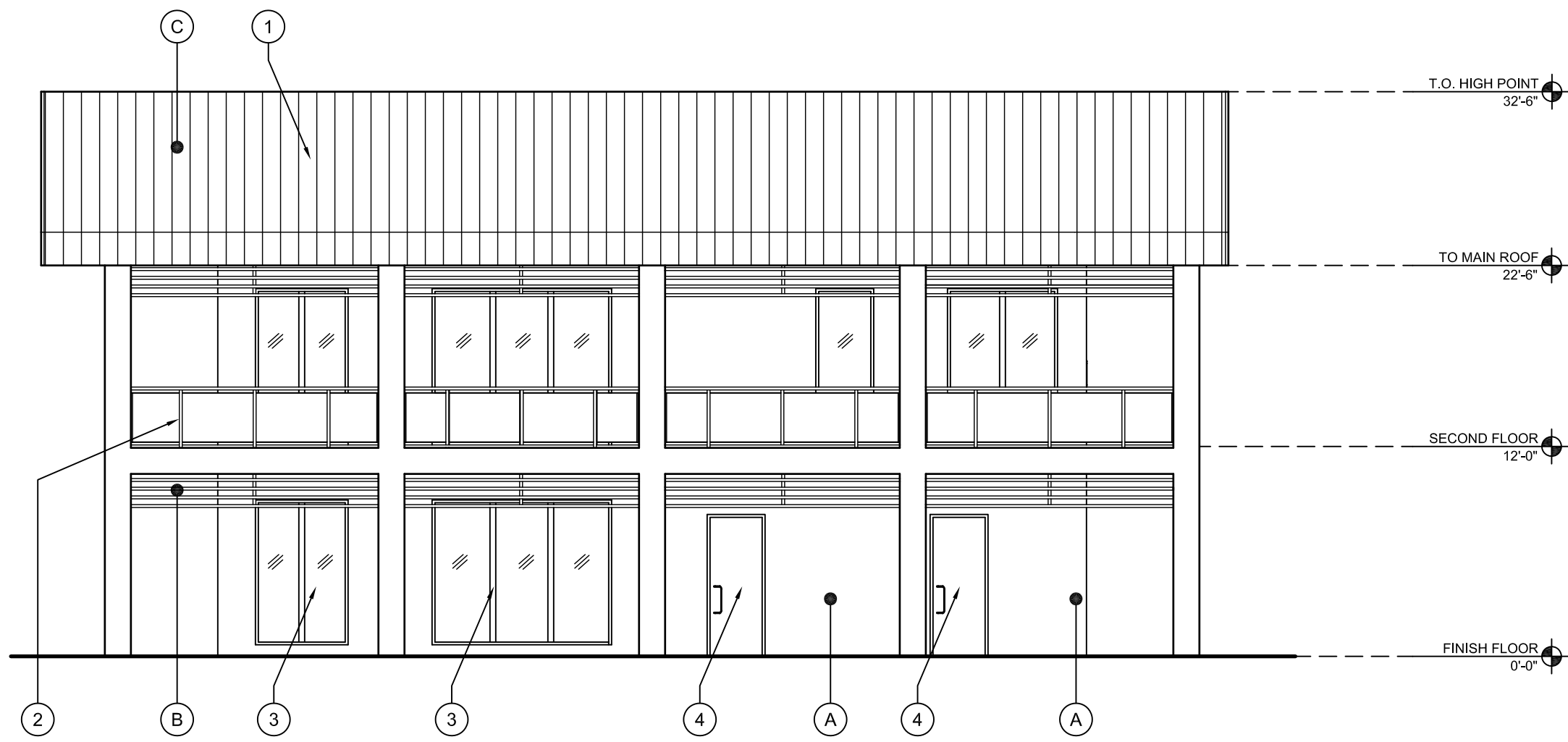
A2.01



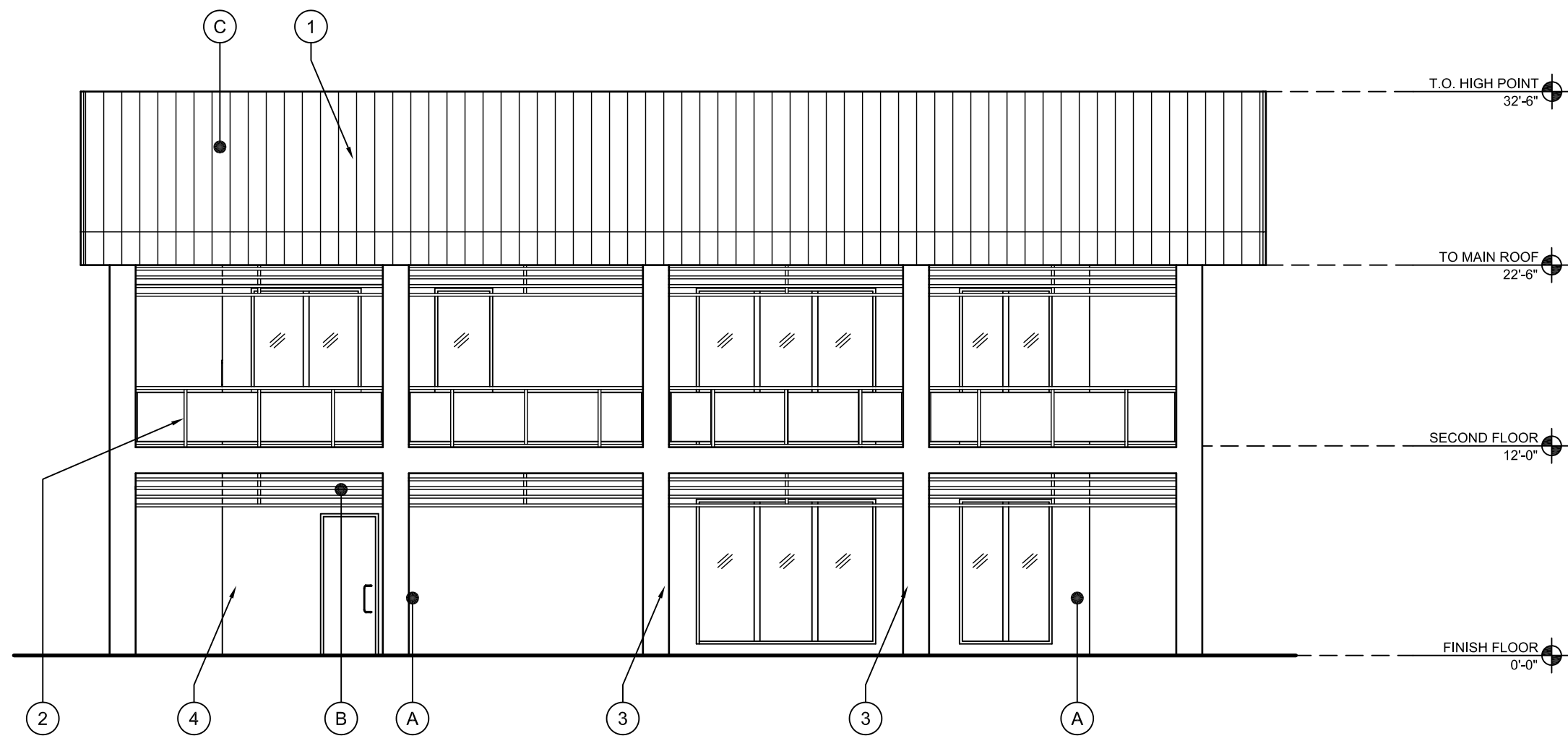
2 WEST ELEVATION
1/8" = 1'-0"



1 EAST ELEVATION
1/8" = 1'-0"



4 NORTH ELEVATION
1/8" = 1'-0"



3 SOUTH ELEVATION
1/8" = 1'-0"

key notes

1	STANDING SEAM METAL ROOF
2	STAINLESS STEEL MESH GUARDRAIL
3	ALUMINUM STOREFRONT DOOR/WINDOW
4	PAINTED HOLLOW METAL DOOR & FRAME
5	BUILDING SIGNAGE
6	GREEN WALL

color schedule

A	FIELD COLOR - BENJAMIN MOORE BRIGHT WHITE PAINTED STUCCO FINISH
B	ACCENT MATERIAL - WOOD LOUVERS
C	SLATE GRAY - KYNAR FINISH .PAC-CLAD. STANDING SEAM METAL ROOF

sheet notes

1. ALL STOREFRONT DOORS AND WINDOWS SHALL HAVE CLEAR ANODIZED FINISH.
2. HOLLOW METAL DOORS AND FRAMES SHALL BE PAINTED TO MATCH ADJACENT WALL COLOR.
3. ALL CMU WALLS SHALL HAVE PAINTED STUCCO FINISH.

legend

birse/thomas

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ARS4276

ATLANTIC POINT MARINA

75 NW FLAGLER DRIVE
STUART, FL



PROJECT NUMBER 21-330

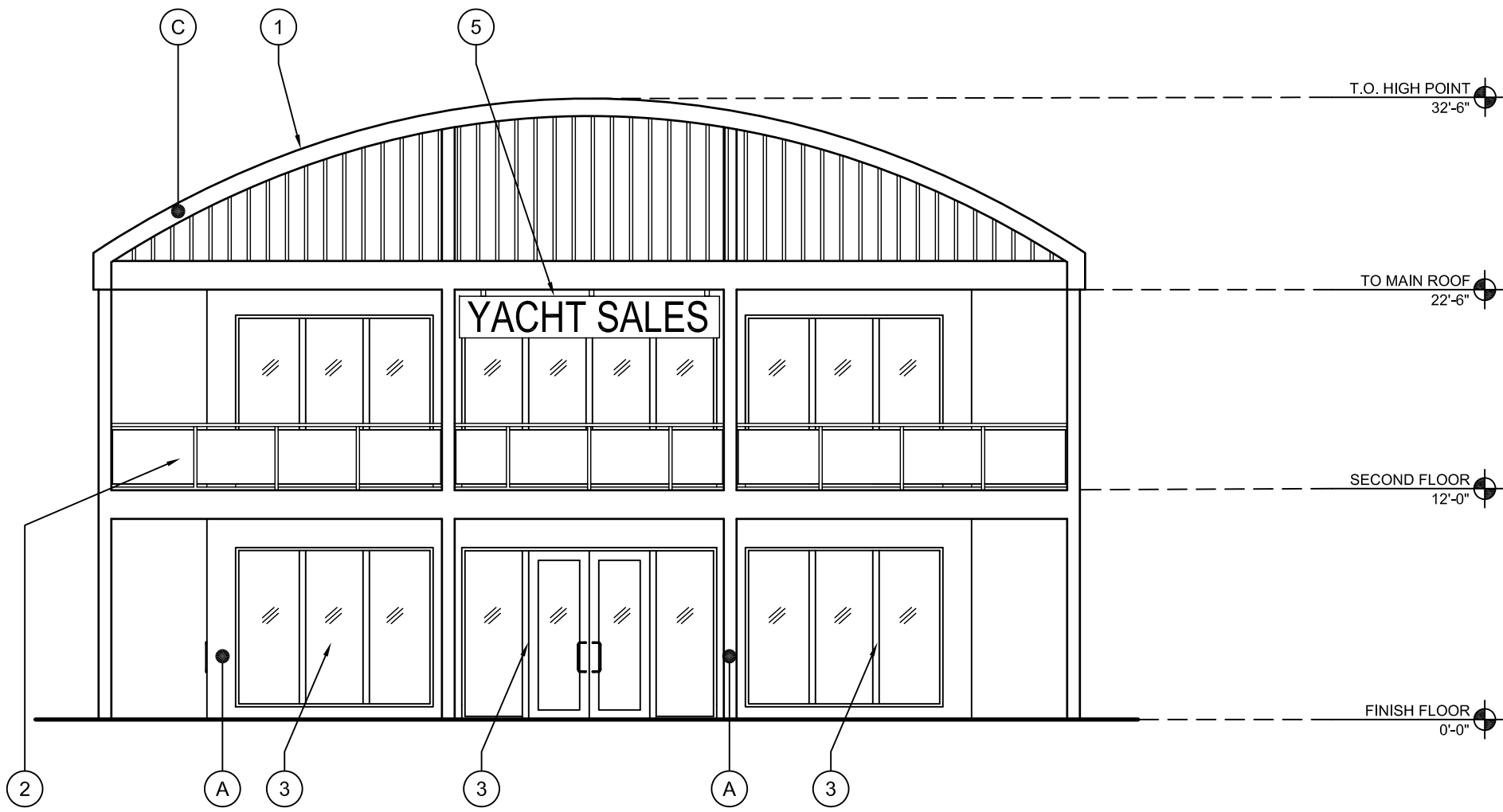
REVISIONS

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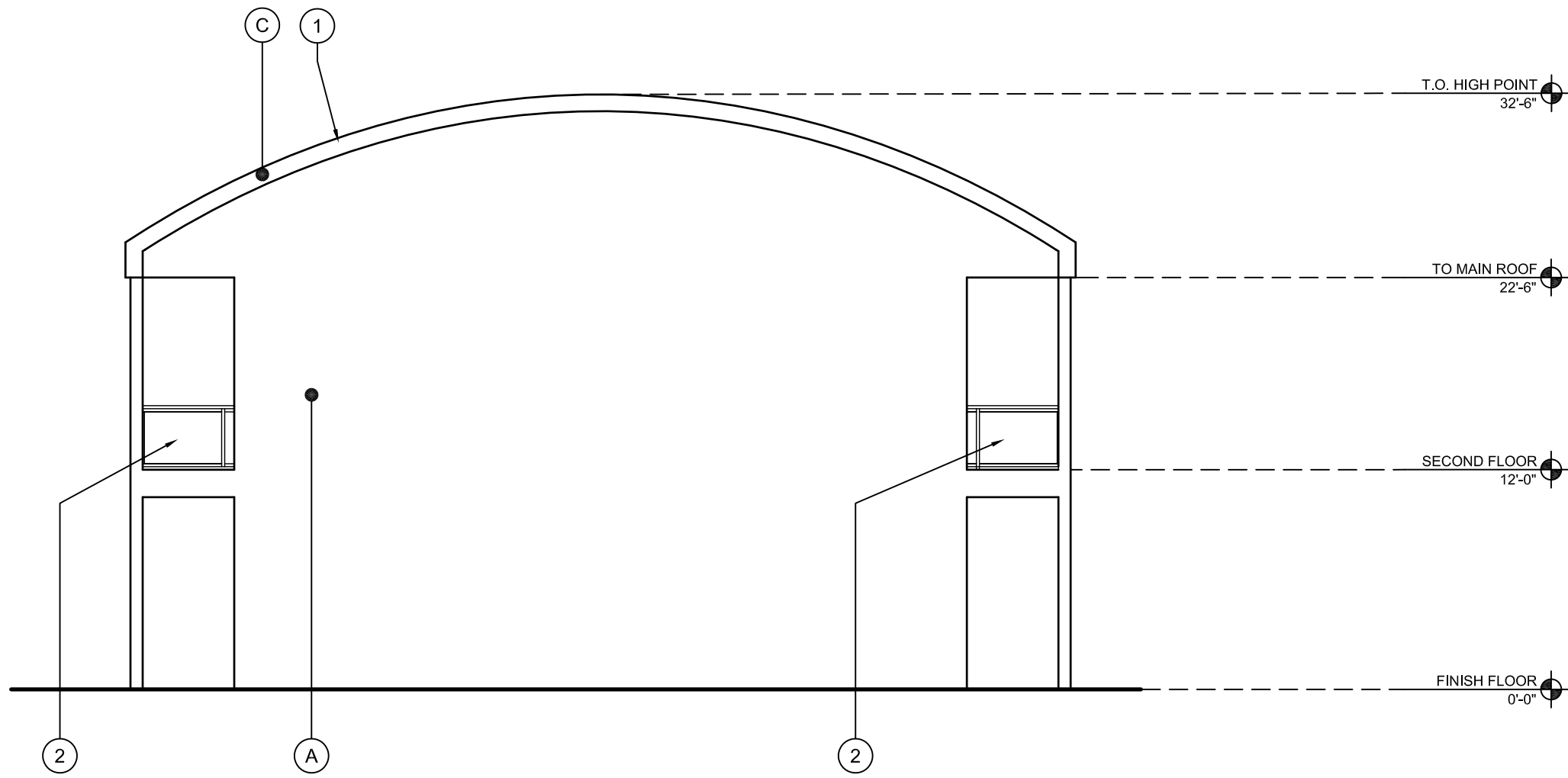
SUBMITTAL DATE 09/13/2021
SITE PLAN APPROVAL

SHIP
STORE/DOCKMASTER
EXTERIOR ELEVATIONS

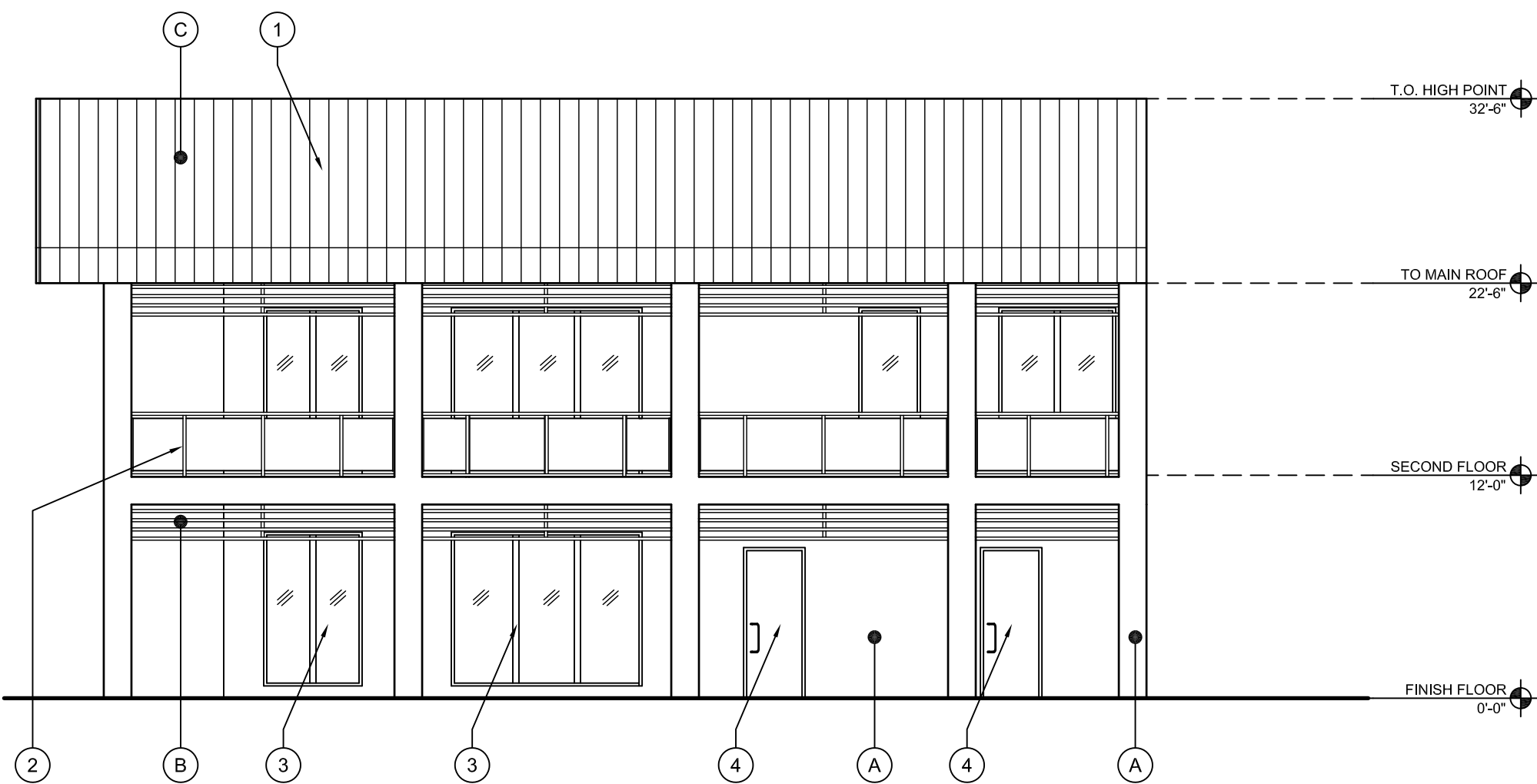
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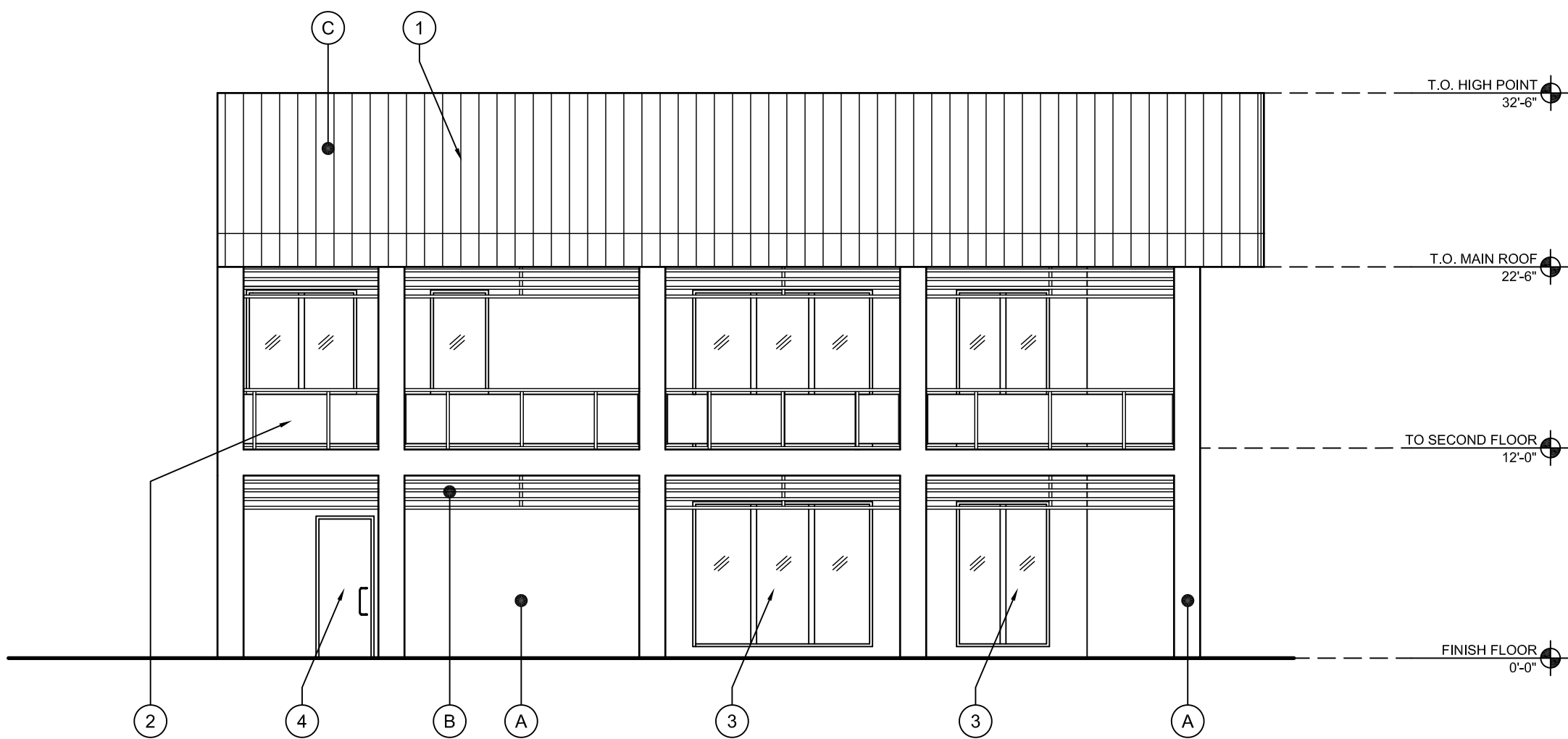
2 EAST ELEVATION
1/8" = 1'-0"



1 WEST ELEVATION (ABUTTED AGAINST BOAT BARN)
1/8" = 1'-0"



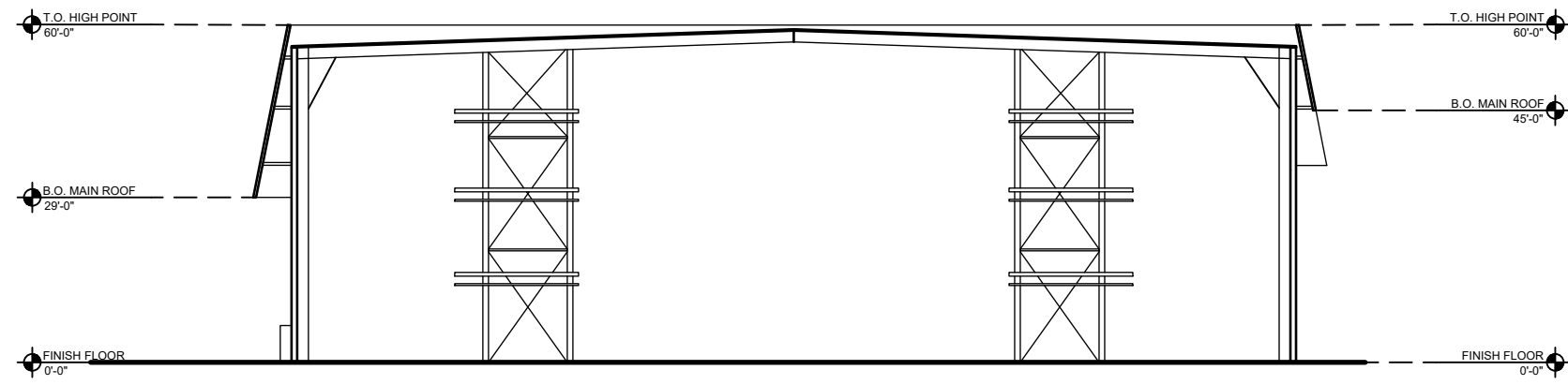
4 NORTH ELEVATION
1/8" = 1'-0"



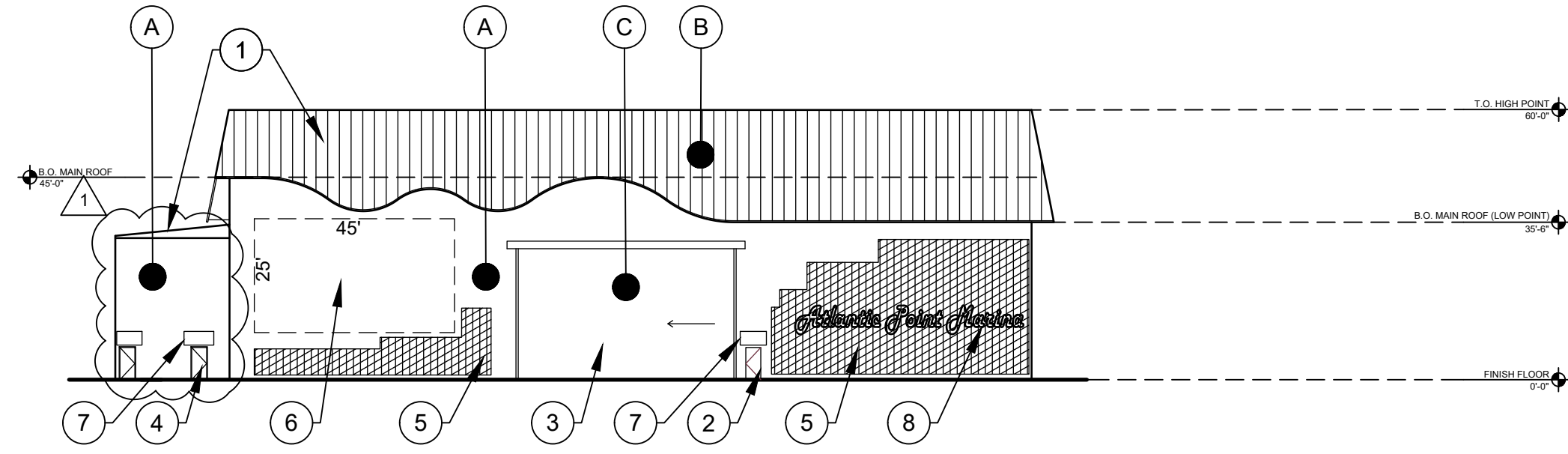
3 SOUTH ELEVATION
1/8" = 1'-0"

key notes				color schedule		sheet notes	legend
1	STANDING SEAM METAL ROOF			A	FIELD COLOR - BENJAMIN MOORE BRIGHT WHITE PAINTED STUCCO FINISH	1. ALL STOREFRONT DOORS AND WINDOWS SHALL HAVE CLEAR ANODIZED FINISH. 2. HOLLOW METAL DOORS AND FRAMES SHALL BE PAINTED TO MATCH ADJACENT WALL COLOR. 3. ALL CMU WALLS SHALL HAVE PAINTED STUCCO FINISH.	
2	STAINLESS STEEL MESH GUARDRAIL			B	ACCENT MATERIAL - WOOD LOUVERS		
3	ALUMINUM STOREFRONT DOOR/WINDOW			C	SLATE GRAY - KYNAR FINISH .PAC-CLAD. STANDING SEAM METAL ROOF		
4	PAINTED HOLLOW METAL DOOR & FRAME						
5	BUILDING SIGNAGE						
6							
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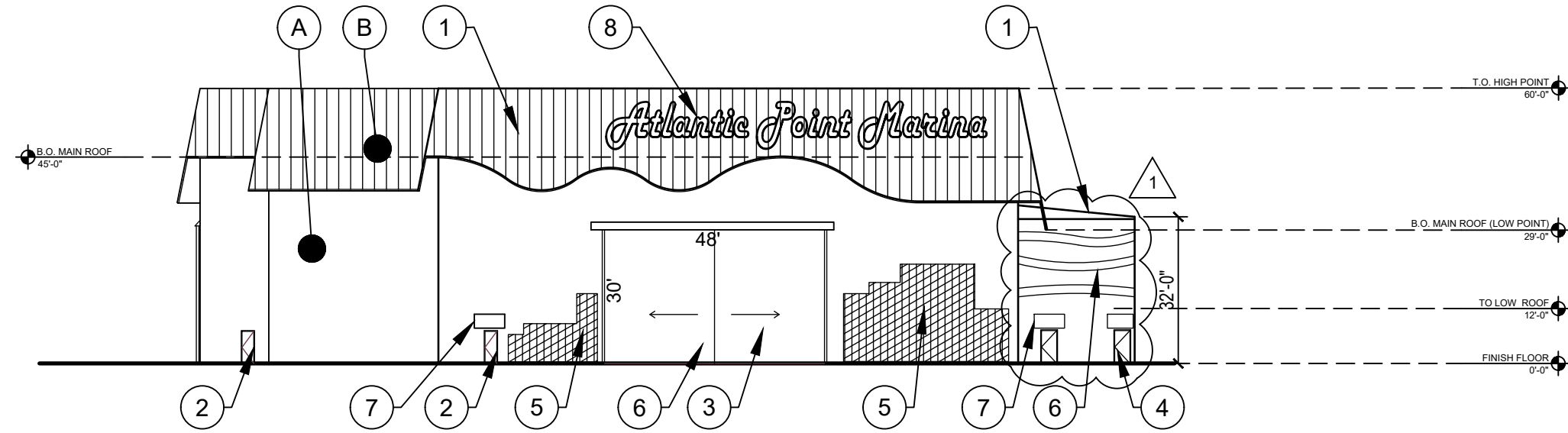
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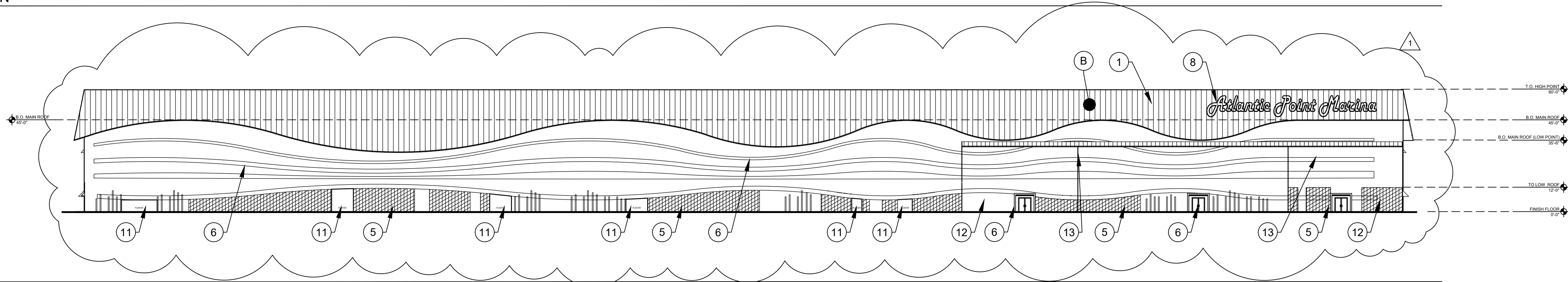
5 BUILDING SECTION, TYP. @ LARGEST BAY
1/32" = 1'-0"



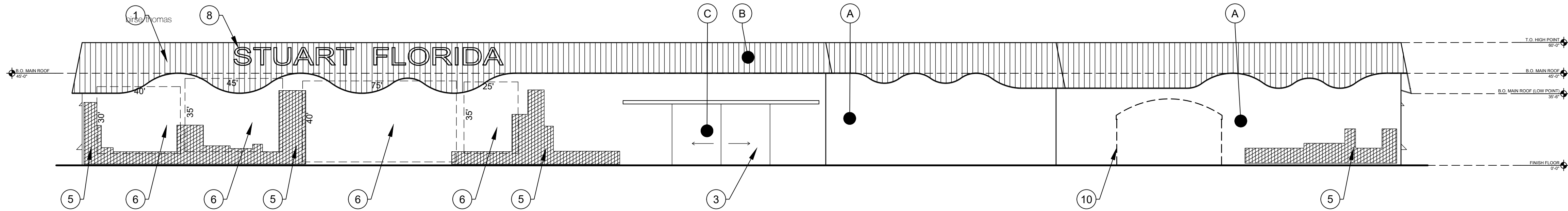
1 SOUTH ELEVATION
1/32" = 1'-0"



2 NORTH ELEVATION
1/32" = 1'-0"



3 WEST ELEVATION
1/32" = 1'-0"



4 EAST ELEVATION
1/32" = 1'-0"

key notes

- 1. STANDING SEAM ROOF
- 2. HOLLOW METAL DOOR AND FRAME
- 3. BOAT BARN METAL DOOR AND CANOPY
- 4. ALUMINUM STOREFRONT DOOR
- 5. GREEN WALL
- 6. WALL MURAL/PUBLIC ART
- 7. PROPOSED AWNING CANOPY
- 8. PROPOSED BUILDING SIGNAGE
- 9. NOT USED

- 10. YACHT SALES BLDG OUTLINE. SEE SITE PLAN
- 11. CONCRETE PLANTER

color schedule

- A. WHITE - TEX. COAT FINISH ON CONCRETE TILT WALL PANELS
- B. SLATE GRAY - KYNAR FINISH. PAC-CLAD. STANDING SEAM METAL ROOF
- C. CARDINAL RED - KYNAR FINISH. PAC-CLAD. STANDING SEAM METAL (AWNING CANOPIES & BOAT BARN DOORS (EAST & SOUTH) CLADDING)

sheet notes

- 1. PANEL JOINTS SHALL BE PAINTED TO MATCH ADJACENT WALL COLOR.
- 2. ALL STOREFRONT DOORS AND WINDOWS SHALL HAVE CLEAR ANODIZED FINISH.
- 3. HOLLOW METAL DOORS AND FRAMES SHALL BE PAINTED TO MATCH ADJACENT WALL COLOR.
- 4.

legend

birse/thomas

6510 PGA boulevard, suite #201
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phone: 561.249.4001
AA26002397

Joseph Thomas, AIA
AR94276

ATLANTIC POINT MARINA

75 NW FLAGLER DRIVE
STUART, FL



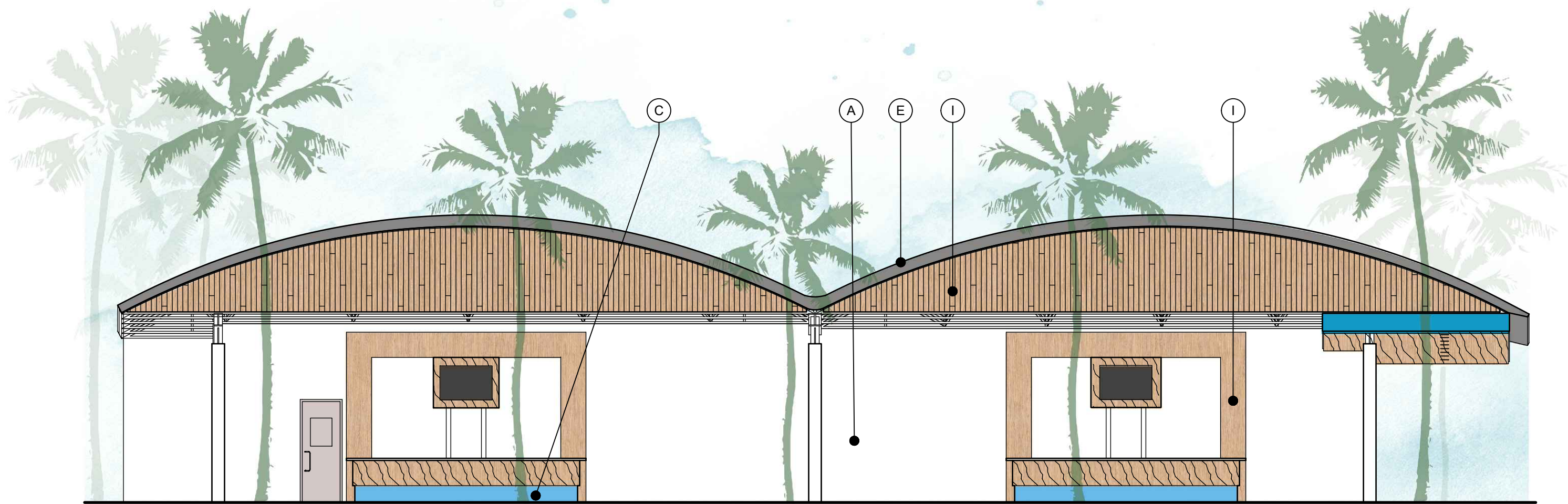
PROJECT NUMBER 21-330

REVISIONS		
1	ADDENDUM NO. 1	02/28/2022
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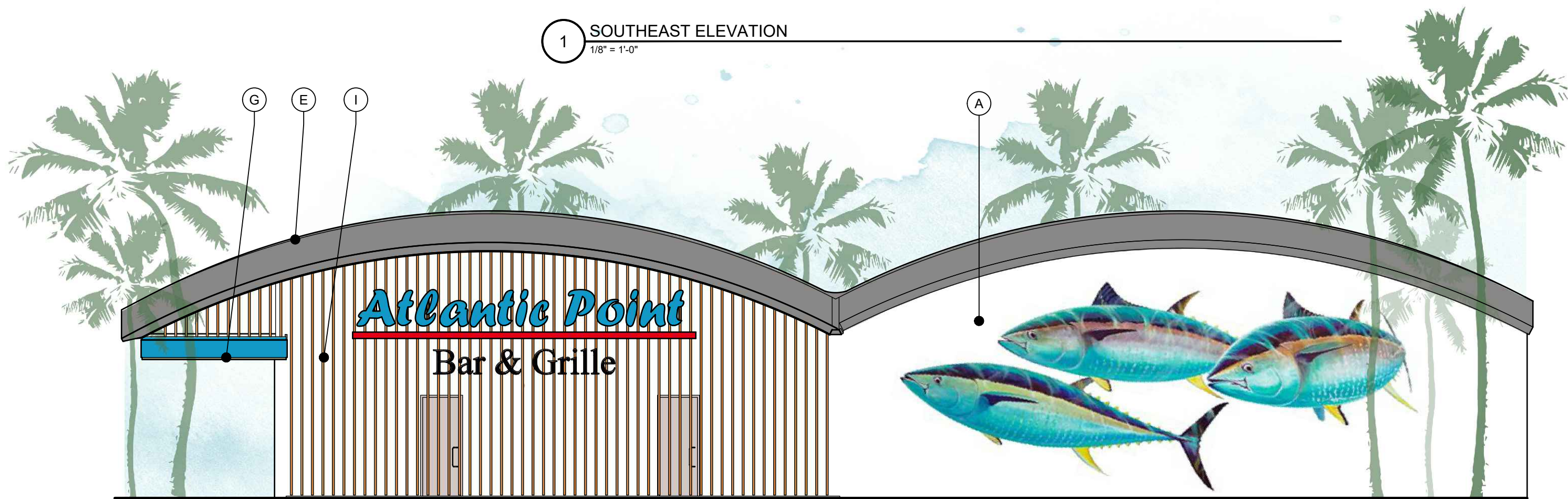
SUBMITTAL DATE 09/13/2021
SITE PLAN APPROVAL

BOAT BARN
EXTERIOR ELEVATIONS

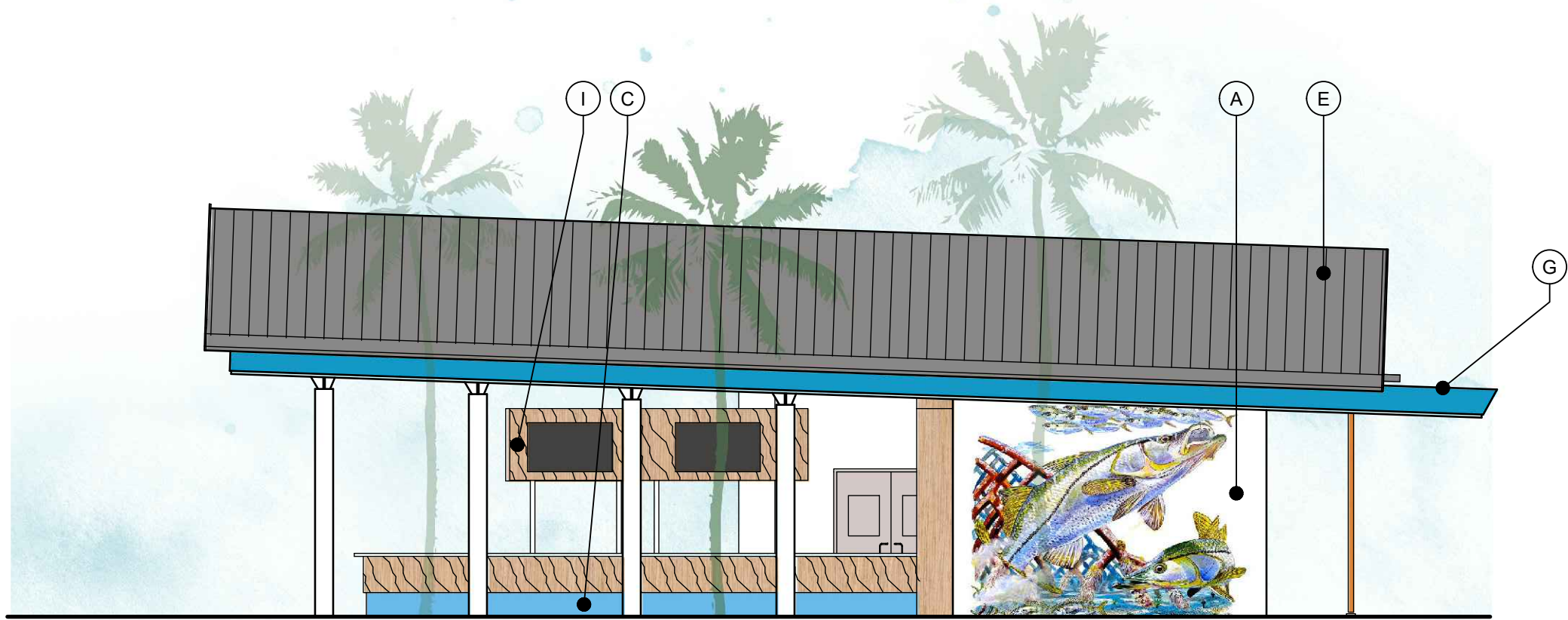
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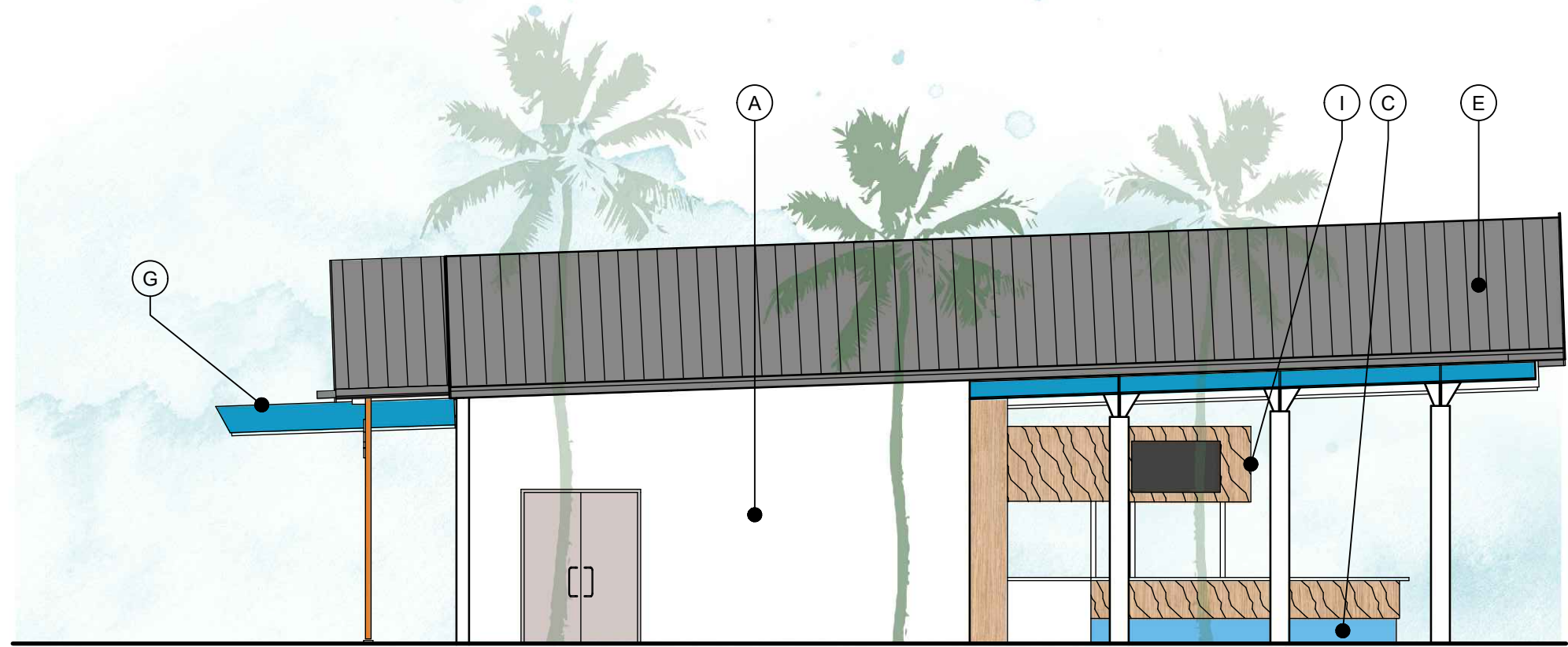
1 SOUTHEAST ELEVATION
1/8" = 1'-0"



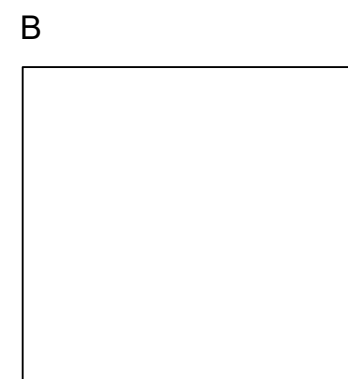
2 NORTHWEST ELEVATION
1/8" = 1'-0"



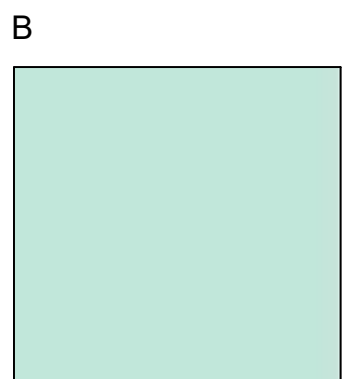
4 NORTHEAST ELEVATION
1/8" = 1'-0"



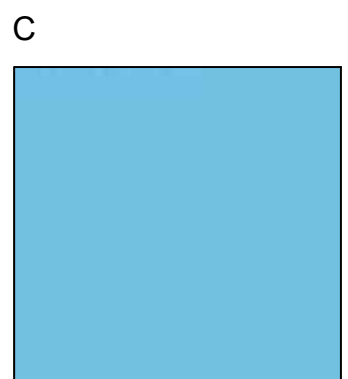
3 SOUTHWEST ELEVATION
1/8" = 1'-0"



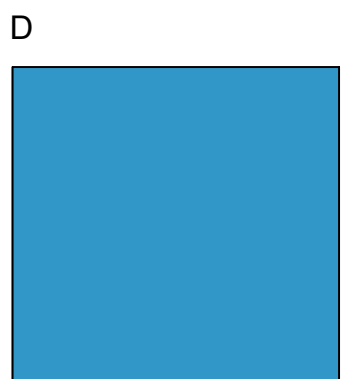
B
PRIMARY COLOR
BENJAMIN MOORE-
SUPER WHITE PM-1
(TEX COAT ON CONC.
PANELS)



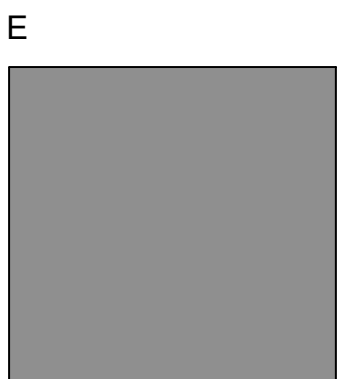
B
ACCENT COLOR
BENJAMIN MOORE-
WATER DROPS 659



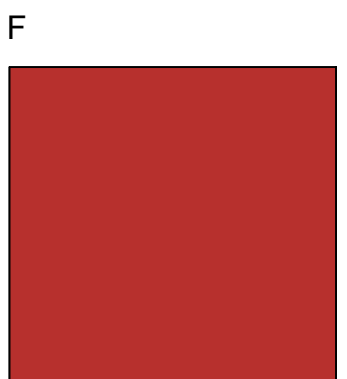
C
ACCENT COLOR
BENJAMIN MOORE-
CAYMAN BLUE 2060-50



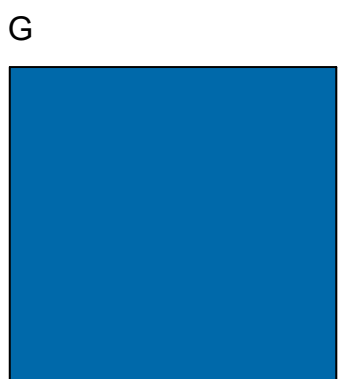
D
ACCENT COLOR
BENJAMIN MOORE-
CLEAREST OCEAN BLUE 2064-40



E
SLATE GRAY -
(KYNAR FINISH)
PAC-CLAD:
(MAIN ROOF)
STANDING SEAM
METAL



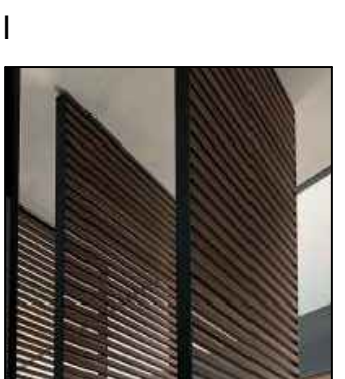
F
CARDINAL RED -
(KYNAR FINISH)
PAC-CLAD: STANDING
SEAM METAL CLADDING
(AWNING CANOPIES &
BOAT BARN DOORS (EAST
& SOUTH) CLADDING)



G
BERKSHIRE BLUE-
(KYNAR FINISH)
PAC-CLAD:
(LOW ROOF BOAT
BARN)
STANDING SEAM
METAL ROOF



H
GUARD RAILS-
JACOB ROPE SYSTEMS
STAINLESS STEEL WIRE
MESH W/ FAUX WOOD
TOP-RAIL



I
FAUX WOOD LOUVERS-
WOODN VERSATILIS:
COLOR: CUBA 99
(OUTDOOR)



J
GREEN WALLS-
JACOB ROPE SYSTEMS
STAINLESS STEEL VERTICAL
WIRE SYSTEM

birse/thomas

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palm beach gardens, fl 33416
phone 561.249.4001
AA26002397

Joseph Thomas, AIA
AR94276

ATLANTIC POINT MARINA

75 NW FLAGLER DRIVE
STUART, FL



PROJECT NUMBER 21-330

REVISIONS

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SUBMITTAL DATE 09/13/2021
DEMOLITION PERMIT

BAR/KITCHEN/BOH COLOR ELEVATIONS

A2.05



2 WEST ELEVATION
1/8" = 1'-0"



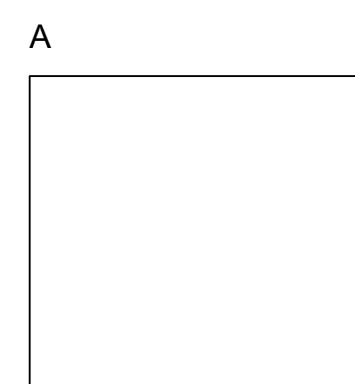
1 EAST ELEVATION
1/8" = 1'-0"



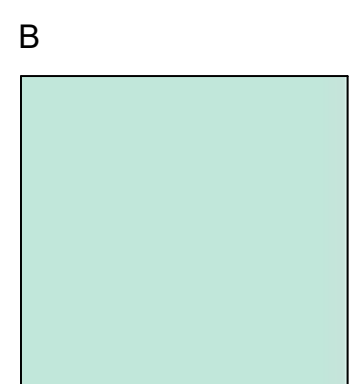
4 NORTH ELEVATION
1/8" = 1'-0"



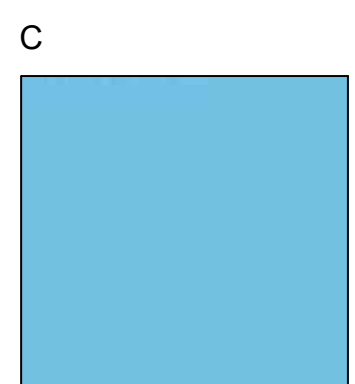
3 SOUTH ELEVATION
1/8" = 1'-0"



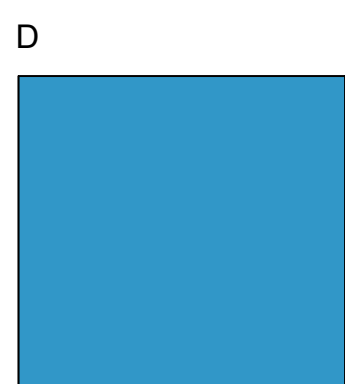
A
PRIMARY COLOR
BENJAMIN MOORE-
SUPER WHITE PM-1
(TEX COAT ON CONC.
PANELS)



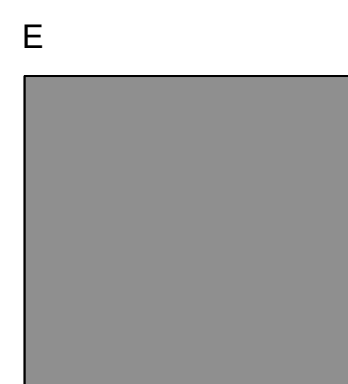
B
ACCENT COLOR
BENJAMIN MOORE-
WATER DROPS 659



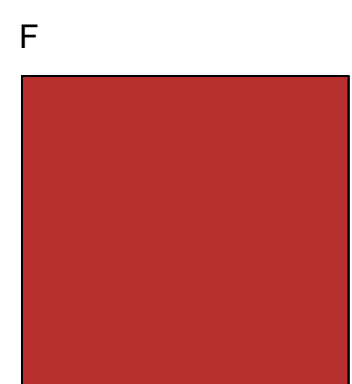
C
ACCENT COLOR
BENJAMIN MOORE-
CAYMAN BLUE 2060-50



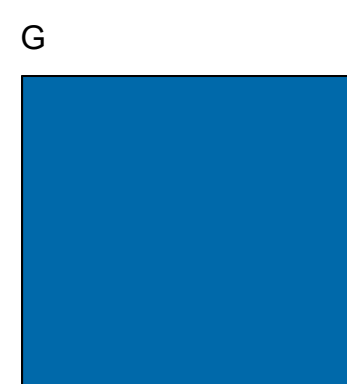
D
ACCENT COLOR
BENJAMIN MOORE-
CLEAREST OCEAN BLUE 2064-40



E
SLATE GRAY -
(KYNAR FINISH)
PAC-CLAD:
(MAIN ROOF)
STANDING SEAM
METAL



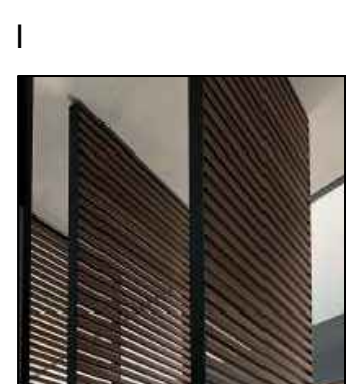
F
CARDINAL RED -
(KYNAR FINISH)
PAC-CLAD: STANDING
SEAM METAL CLADDING
(AWNING CANOPIES &
BOAT BARN DOORS (EAST
& SOUTH) CLADDING)



G
BERKSHIRE BLUE-
(KYNAR FINISH)
PAC-CLAD:
(LOW ROOF BOAT
BARN)
STANDING SEAM
METAL ROOF



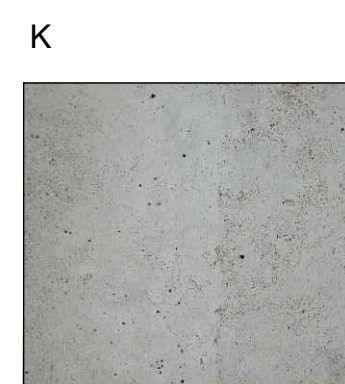
H
GUARD RAILS-
JACOB ROPE SYSTEMS
STAINLESS STEEL WIRE
MESH W/ FAUX WOOD
TOP-RAIL



I
FAUX WOOD LOUVERS-
WOODN VERSATILIS:
COLOR: CUBA 99
(OUTDOOR)



J
GREEN WALLS-
JACOB ROPE SYSTEMS
STAINLESS STEEL VERTICAL
WIRE SYSTEM



K
EXPOSED CONCRETE

birse/thomas

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Joseph Thomas, AIA
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ATLANTIC POINT MARINA

75 NW FLAGLER DRIVE
STUART, FL



PROJECT NUMBER 21-330

REVISIONS

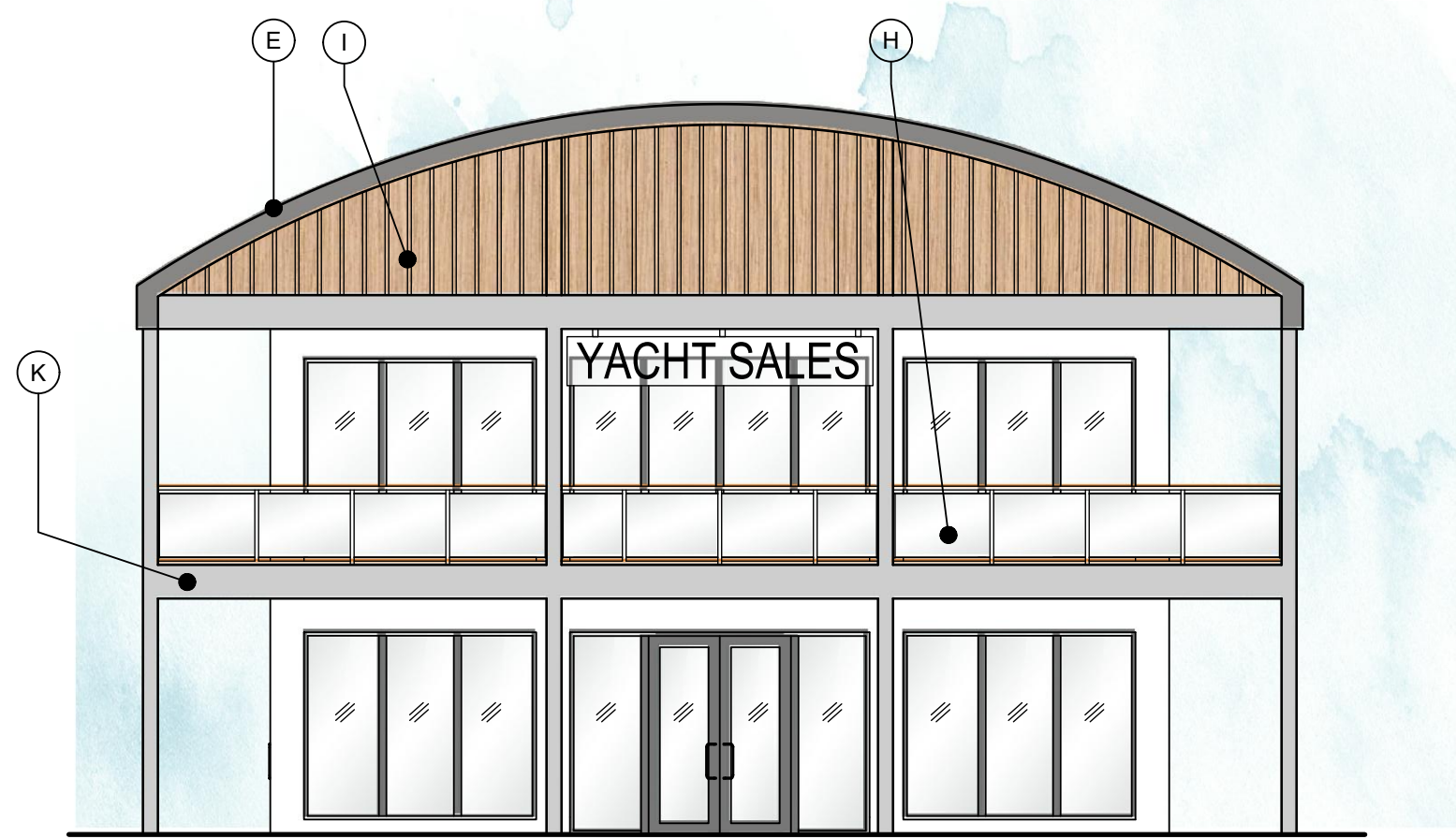
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SUBMITTAL DATE 09/13/2021

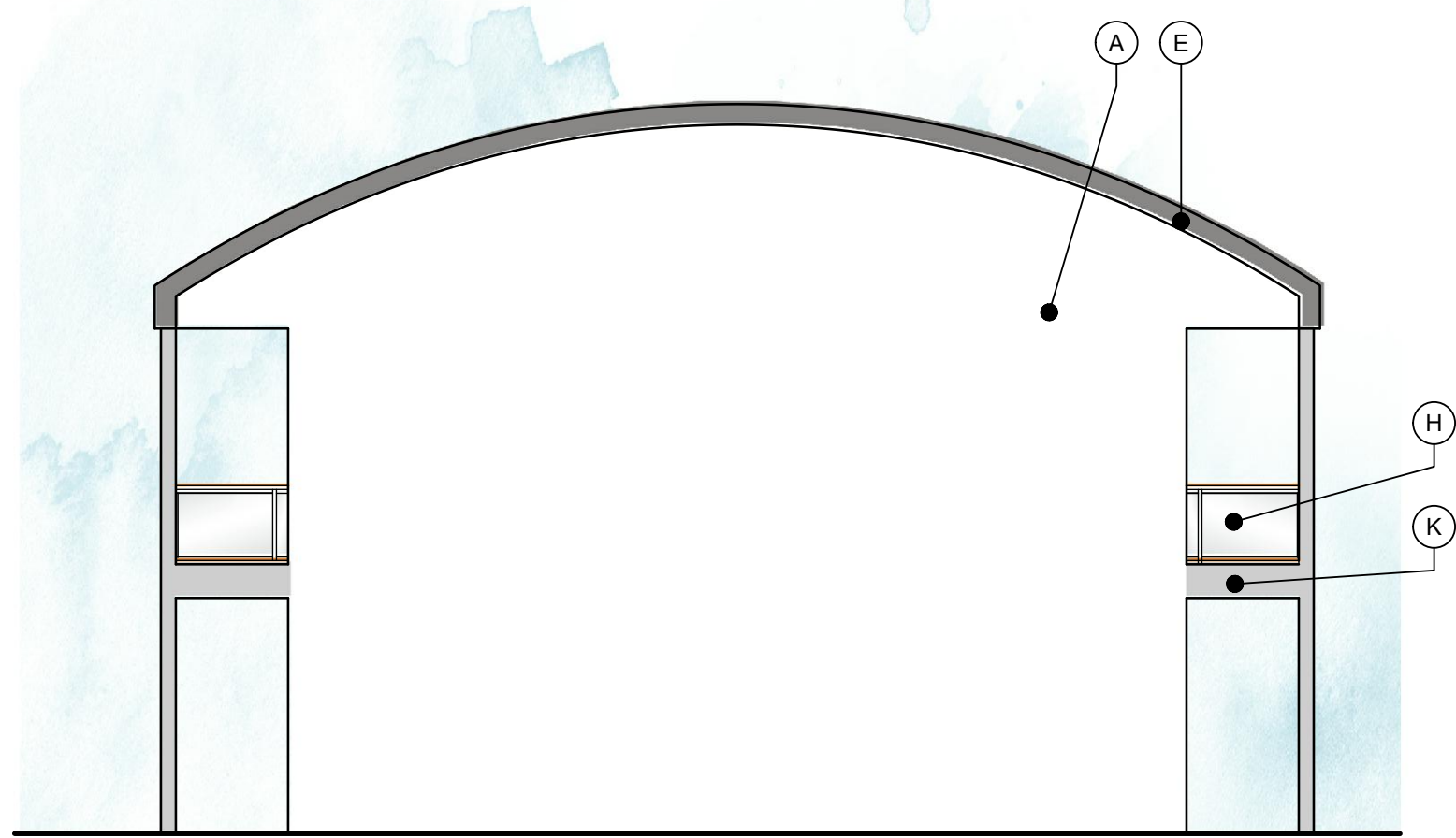
DEMOLITION PERMIT

SHIP
STORE/DOCKMASTER
COLOR ELEVATIONS

A2.06



2 EAST ELEVATION
1/8" = 1'-0"



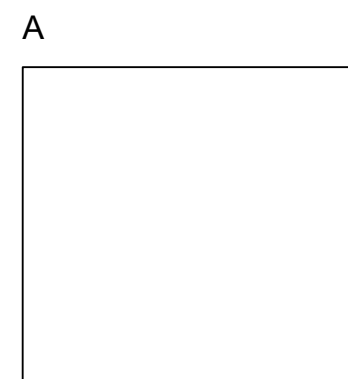
1 WEST ELEVATION (ABUTTED AGAINST BOAT BARN)
1/8" = 1'-0"



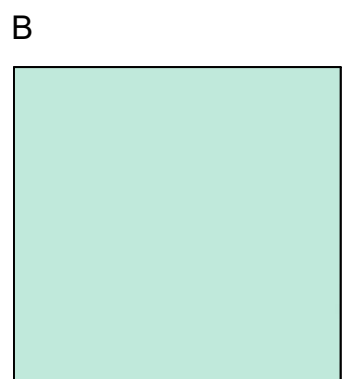
4 NORTH ELEVATION
1/8" = 1'-0"



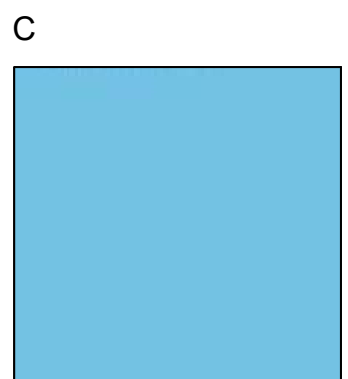
3 SOUTH ELEVATION
1/8" = 1'-0"



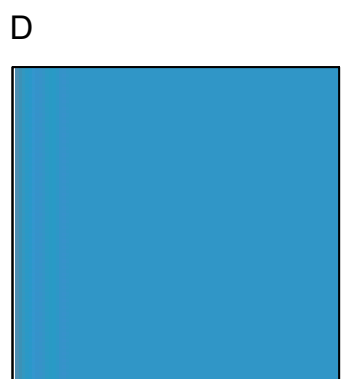
PRIMARY COLOR
BENJAMIN MOORE-
SUPER WHITE PM-1
(TEX COAT ON CONC.
PANELS)



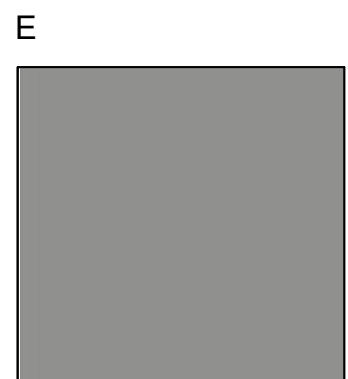
ACCENT COLOR
BENJAMIN MOORE-
WATER DROPS 659



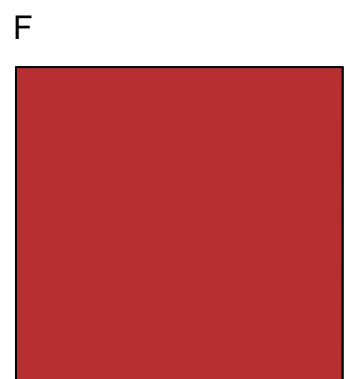
ACCENT COLOR
BENJAMIN MOORE-
CAYMAN BLUE 2060-50



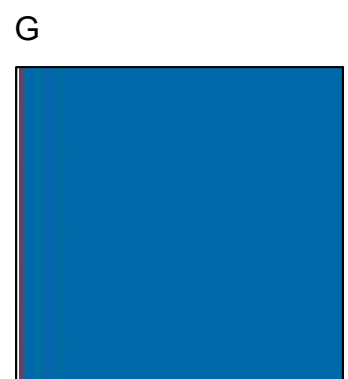
ACCENT COLOR
BENJAMIN MOORE-
CLEAREST OCEAN BLUE 2064-40



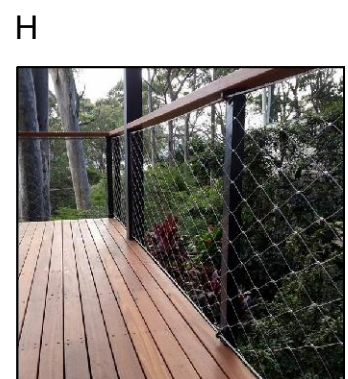
SLATE GRAY -
(KYNAR FINISH)
PAC-CLAD:
(MAIN ROOF)
STANDING SEAM
METAL



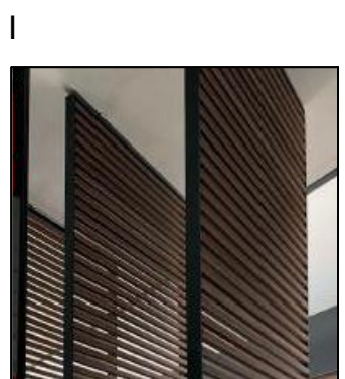
CARDINAL RED -
(KYNAR FINISH)
PAC-CLAD: STANDING
SEAM METAL CLADDING
(AWNING CANOPIES &
BOAT BARN DOORS (EAST
& SOUTH) CLADDING)



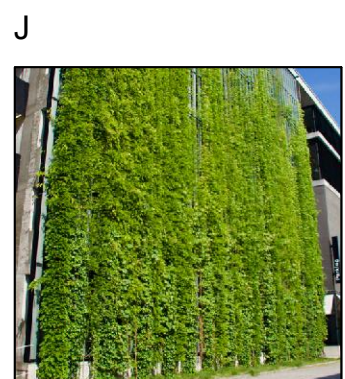
BERKSHIRE BLUE-
(KYNAR FINISH)
PAC-CLAD:
(LOW ROOF BOAT
BARN)
STANDING SEAM
METAL ROOF



GUARD RAILS-
JACOB ROPE SYSTEMS
STAINLESS STEEL WIRE
MESH W/ FAUX WOOD
TOP-RAIL



FAUX WOOD LOUVERS-
WOODN VERSATILIS:
COLOR: CUBA 99
(OUTDOOR)



GREEN WALLS-
JACOB ROPE SYSTEMS
STAINLESS STEEL VERTICAL
WIRE SYSTEM



EXPOSED CONCRETE

birse/thomas

5510 PGA boulevard, suite #201
palm beach gardens, fl 33416
phone 561.249.4001
AA26002397

Joseph Thomas, AIA
AR94276

ATLANTIC POINT MARINA

75 NW FLAGLER DRIVE
STUART, FL



PROJECT NUMBER 21-330

REVISIONS

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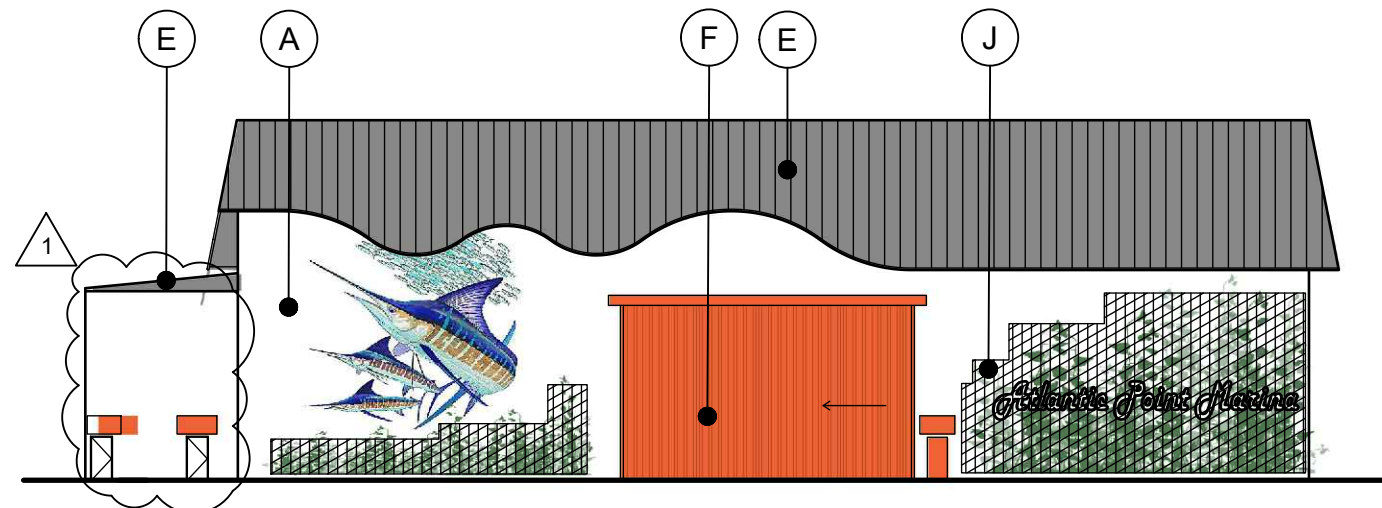
SUBMITTAL DATE 09/13/2021

SITE PLAN APPROVAL

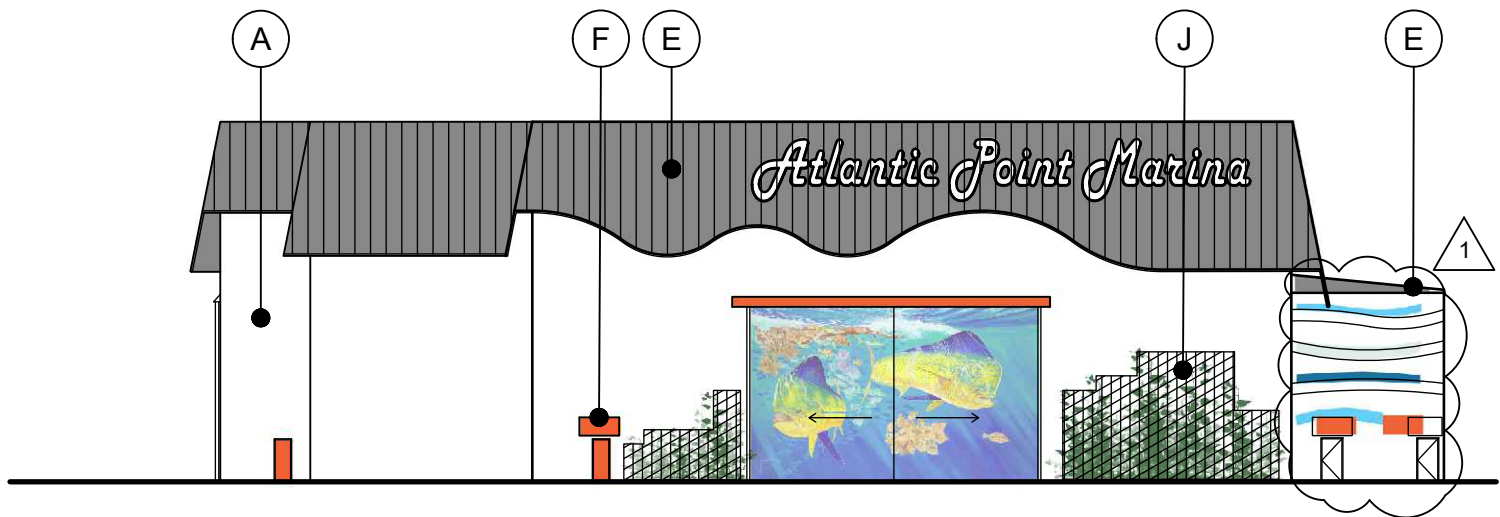
YACHT SALES/FITNESS
COLOR ELEVATIONS

A2.07

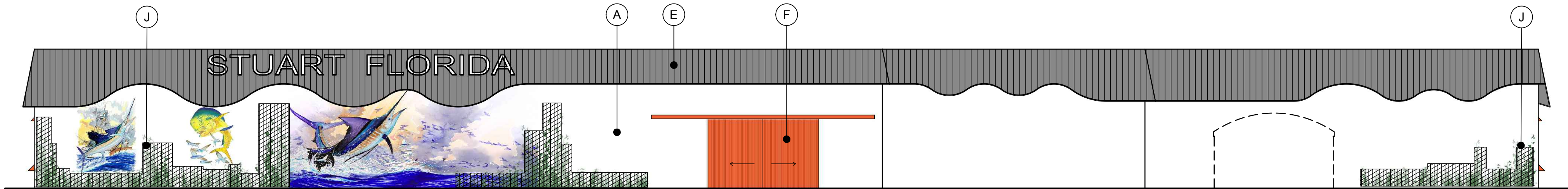
1 SOUTH ELEVATION
1/32" = 1'-0"



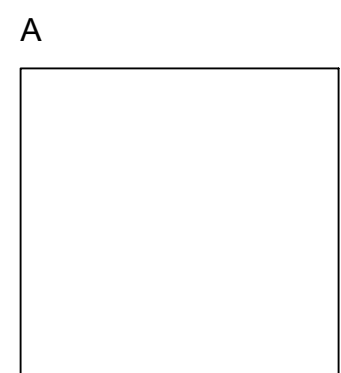
2 NORTH ELEVATION
1/32" = 1'-0"



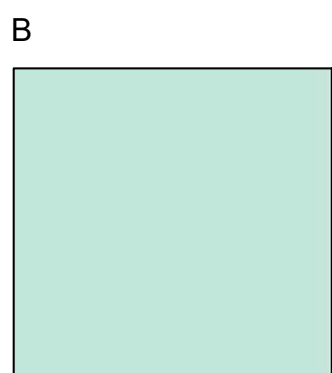
3 WEST ELEVATION
1/32" = 1'-0"



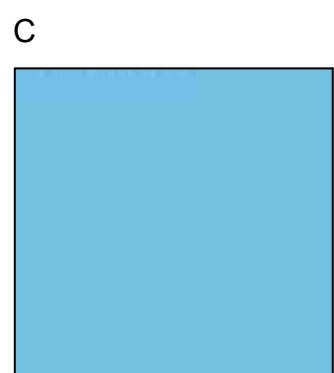
4 EAST ELEVATION
1/32" = 1'-0"



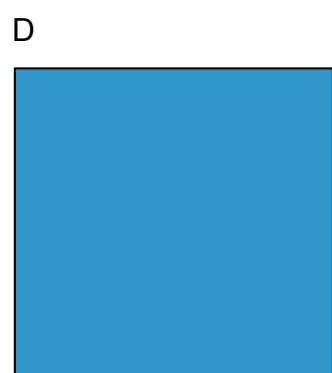
A
PRIMARY COLOR
BENJAMIN MOORE-
SUPER WHITE PM-1
(TEX COAT ON CONC.
PANELS)



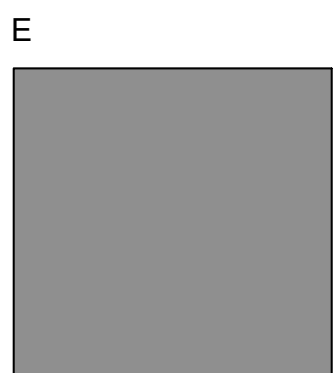
B
ACCENT COLOR
BENJAMIN MOORE-
WATER DROPS 659



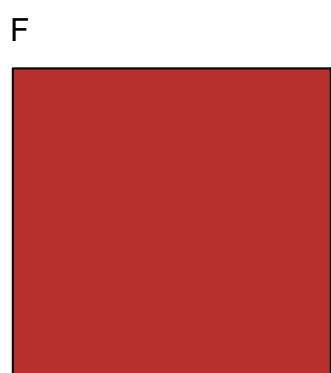
C
ACCENT COLOR
BENJAMIN MOORE-
CAYMAN BLUE 2060-50



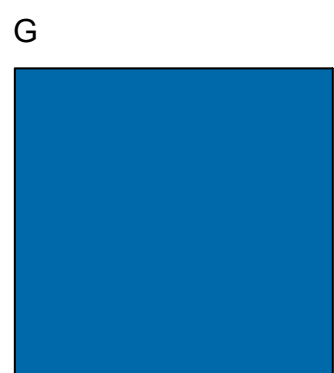
D
ACCENT COLOR
BENJAMIN MOORE-
CLEAREST OCEAN BLUE 2064-40



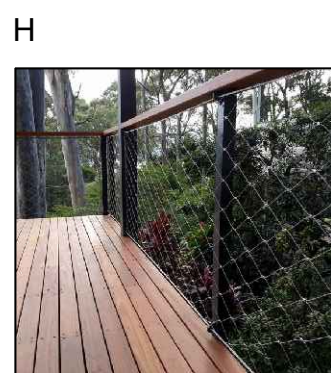
E
SLATE GRAY -
(KYNAR FINISH)
PAC-CLAD:
(MAIN ROOF)
STANDING SEAM
METAL



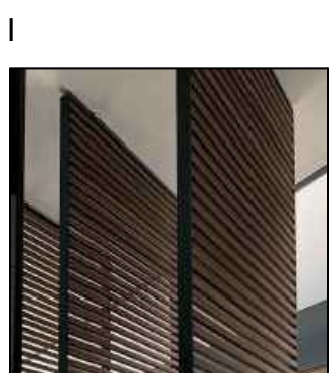
F
CARDINAL RED -
(KYNAR FINISH)
PAC-CLAD: STANDING
SEAM METAL CLADDING
(AWNING CANOPIES &
BOAT BARN DOORS (EAST
& SOUTH) CLADDING)



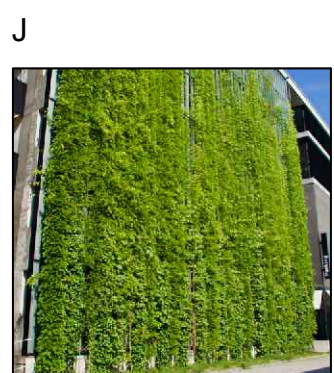
G
BERKSHIRE BLUE-
(KYNAR FINISH)
PAC-CLAD:
(LOW ROOF BOAT
BARN)
STANDING SEAM
METAL ROOF



H
GUARD RAILS-
JACOB ROPE SYSTEMS
STAINLESS STEEL WIRE
MESH W/ FAUX WOOD
TOP-RAIL



I
FAUX WOOD LOUVERS-
WOODN VERSATILIS:
COLOR: CUBA 99
(OUTDOOR)



J
GREEN WALLS-
JACOB ROPE SYSTEMS
STAINLESS STEEL VERTICAL
WIRE SYSTEM

birse/thomas

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Joseph Thomas, AIA
AR94276

ATLANTIC POINT MARINA

75 NW FLAGLER DRIVE
STUART, FL



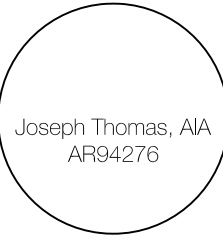
PROJECT NUMBER 21-330

REVISIONS		
1	ADDENDUM NO. 1	02/28/2022
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SUBMITTAL DATE 09/13/2021
SITE PLAN APPROVAL

BOAT BARN
COLOR ELEVATIONS

A2.08



ATLANTIC POINT MARINA

75 NW FLAGLER DRIVE
STUART, FL



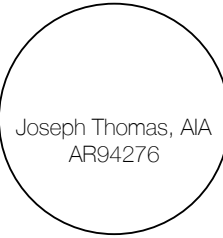
PROJECT NUMBER 21-330

REVISIONS	
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SUBMITTAL DATE 09/13/2021
SITE PLAN APPROVAL

CONCEPTUAL
RENDERINGS

A2.09



ATLANTIC POINT MARINA

75 NW FLAGLER DRIVE
STUART, FL



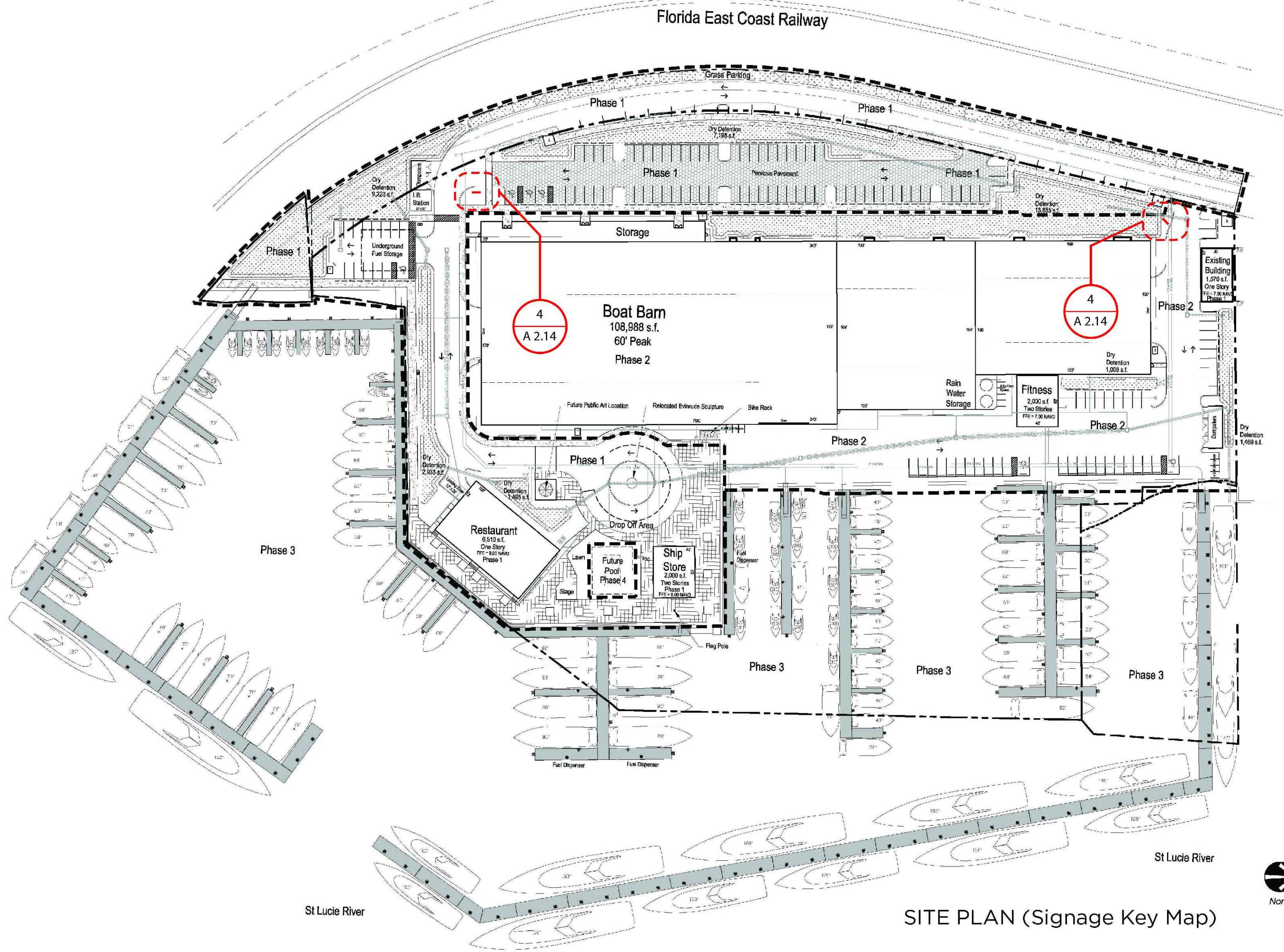
PROJECT NUMBER 21-330

REVISIONS	
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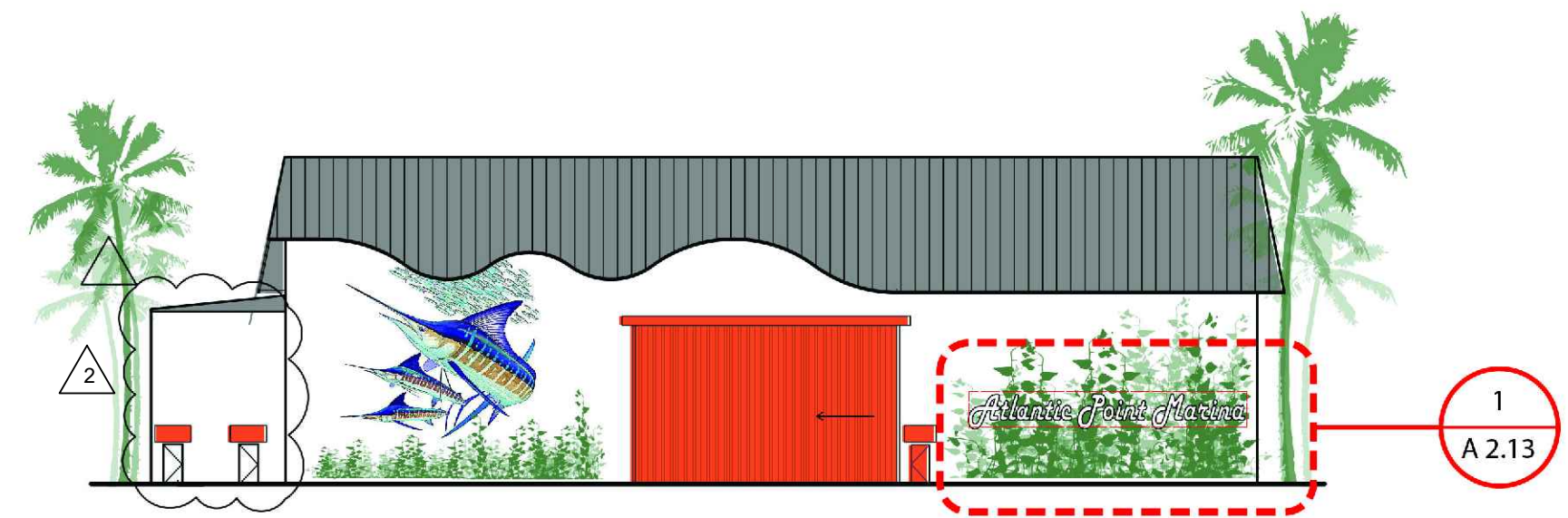
SUBMITTAL DATE 09/13/2021
SITE PLAN APPROVAL

CONCEPTUAL
RENDERINGS

A2.10

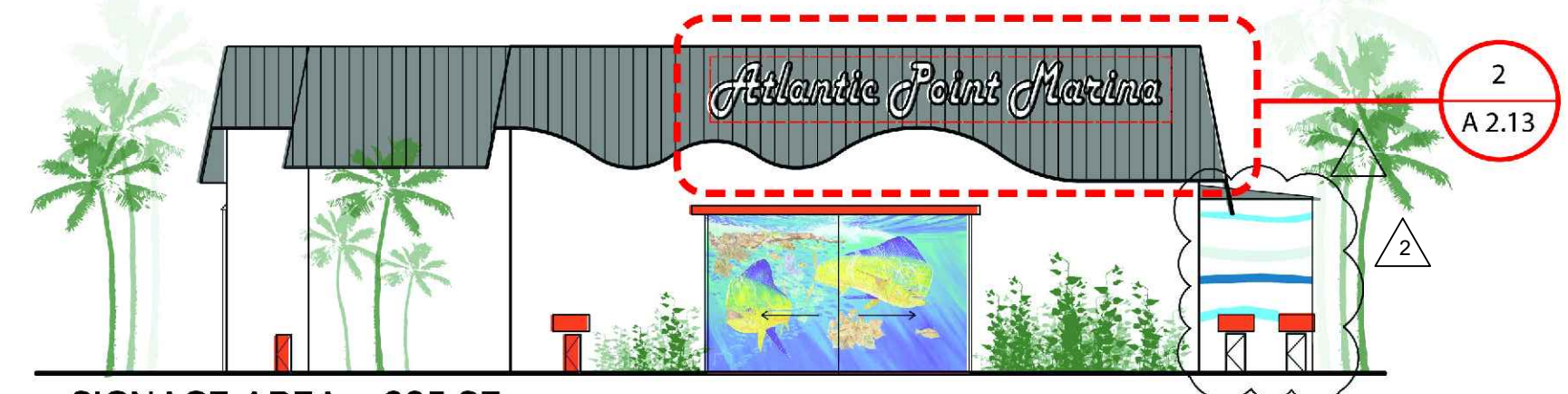


SITE PLAN (Signage Key Map)



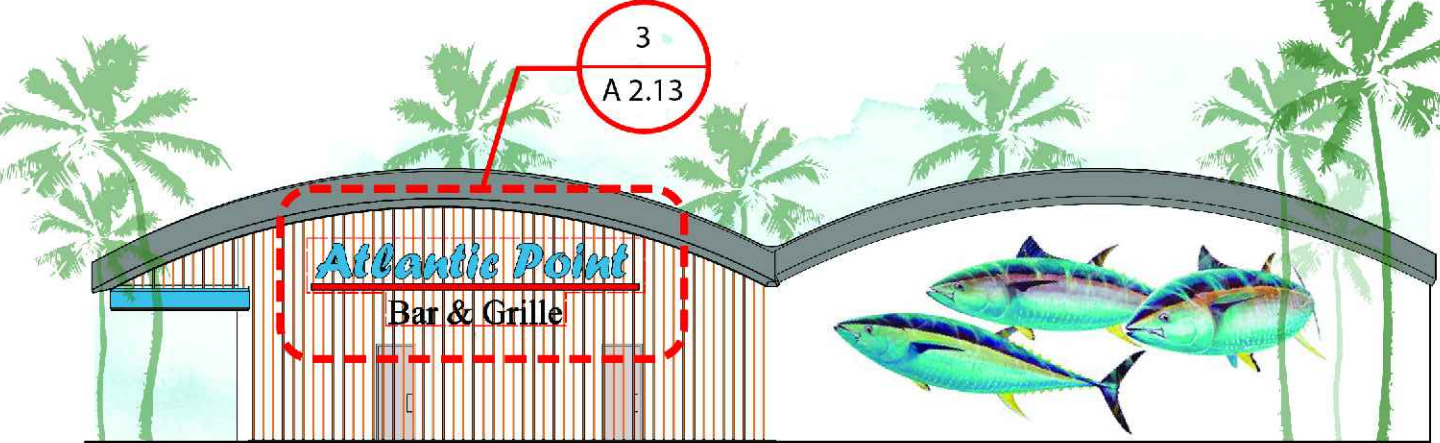
SIGNAGE AREA = 328 SF
(3.0 % OF TOTAL WALL AREA)

1 NORTH FACADE (BOAT BARN): TOTAL SF = 10,970 SF
A 2.12



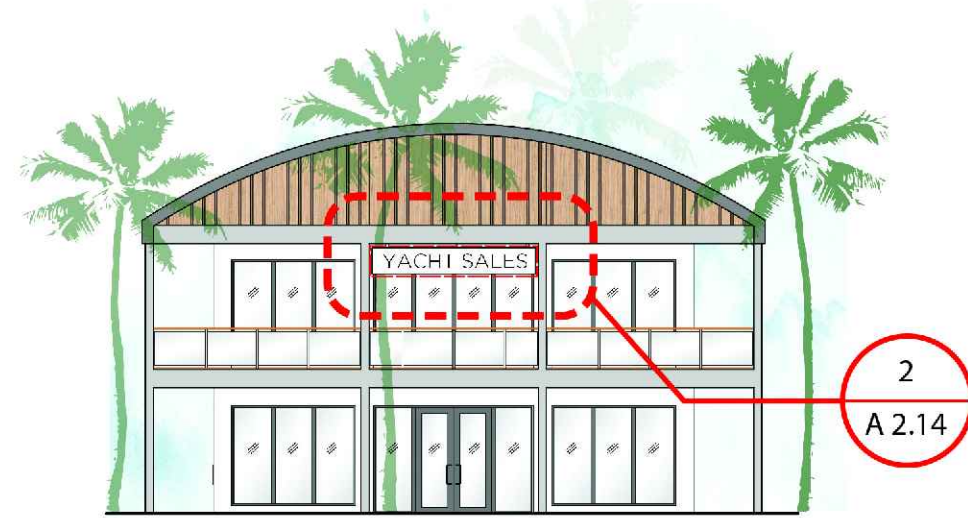
SIGNAGE AREA = 295 SF
(2.7 % OF TOTAL WALL AREA)

2 SOUTH FACADE (BOAT BARN): TOTAL SF = 10,970 SF
A 2.12



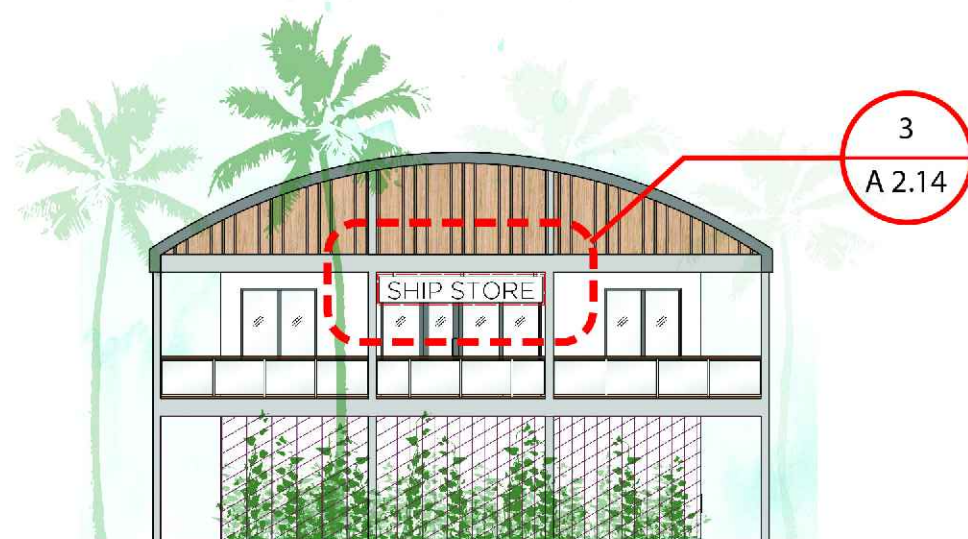
SIGNAGE AREA = 102 SF
(4.8 % OF TOTAL WALL AREA)

3 NORTH WEST FACADE (RESTAURANT): TOTAL SF = 2,115 SF
A 2.12



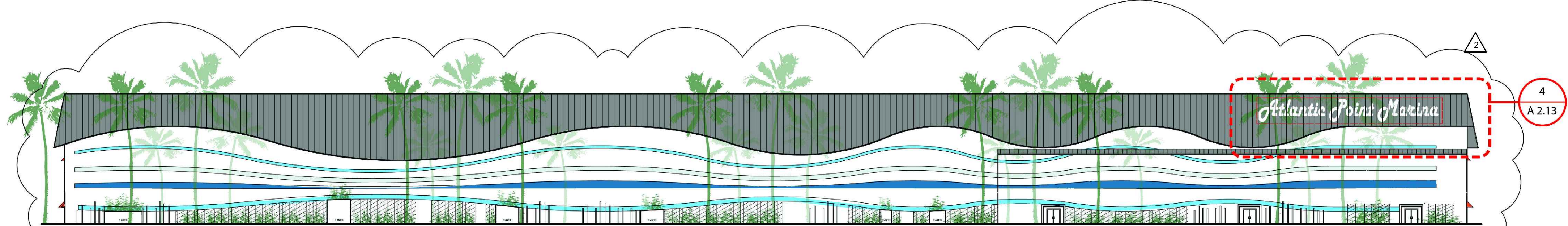
7 EAST FACADE: TOTAL SF = 1,536 SF

2 A 2.12



8 WEST FACADE: TOTAL SF = 1,536 SF

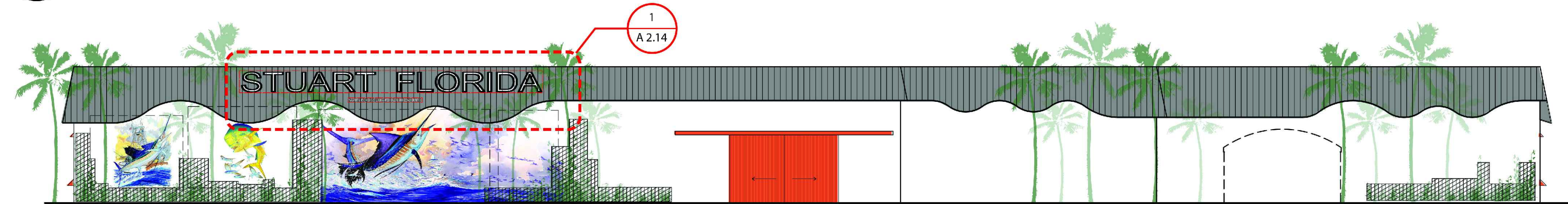
3 A 2.12



SIGNAGE AREA = 480 SF
(1.2 % OF TOTAL WALL AREA)

4 WEST FACADE (BOAT BARN): TOTAL SF = 38,625 SF

4 A 2.12



SIGNAGE AREA = 1,167 SF
(2.9 % OF TOTAL WALL AREA)

5 EAST FACADE (BOAT BARN): TOTAL SF = 38,625 SF

1 A 2.12

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phone 561.249.4001
AA26002397

Joseph Thomas, AIA
ARB4276

ATLANTIC POINT MARINA

75 NW FLAGLER DRIVE
STUART, FL



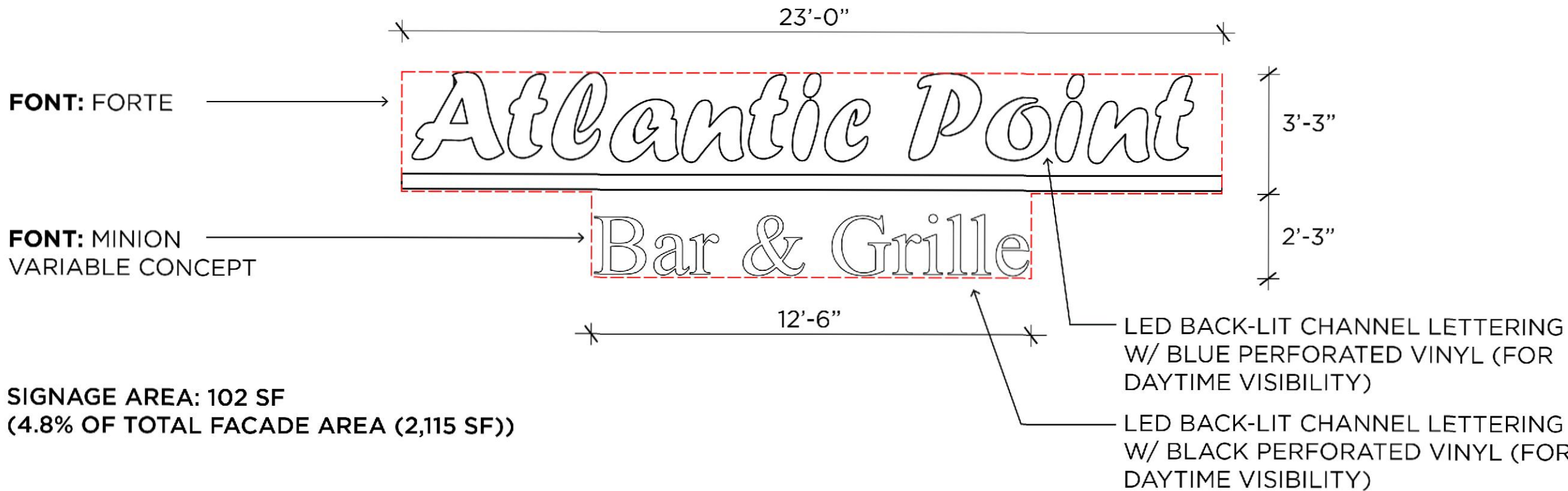
PROJECT NUMBER 21-330

REVISIONS		
1	REVISION NO. 1	09/21/21
2	ADDENDUM NO. 1	02/28/2022
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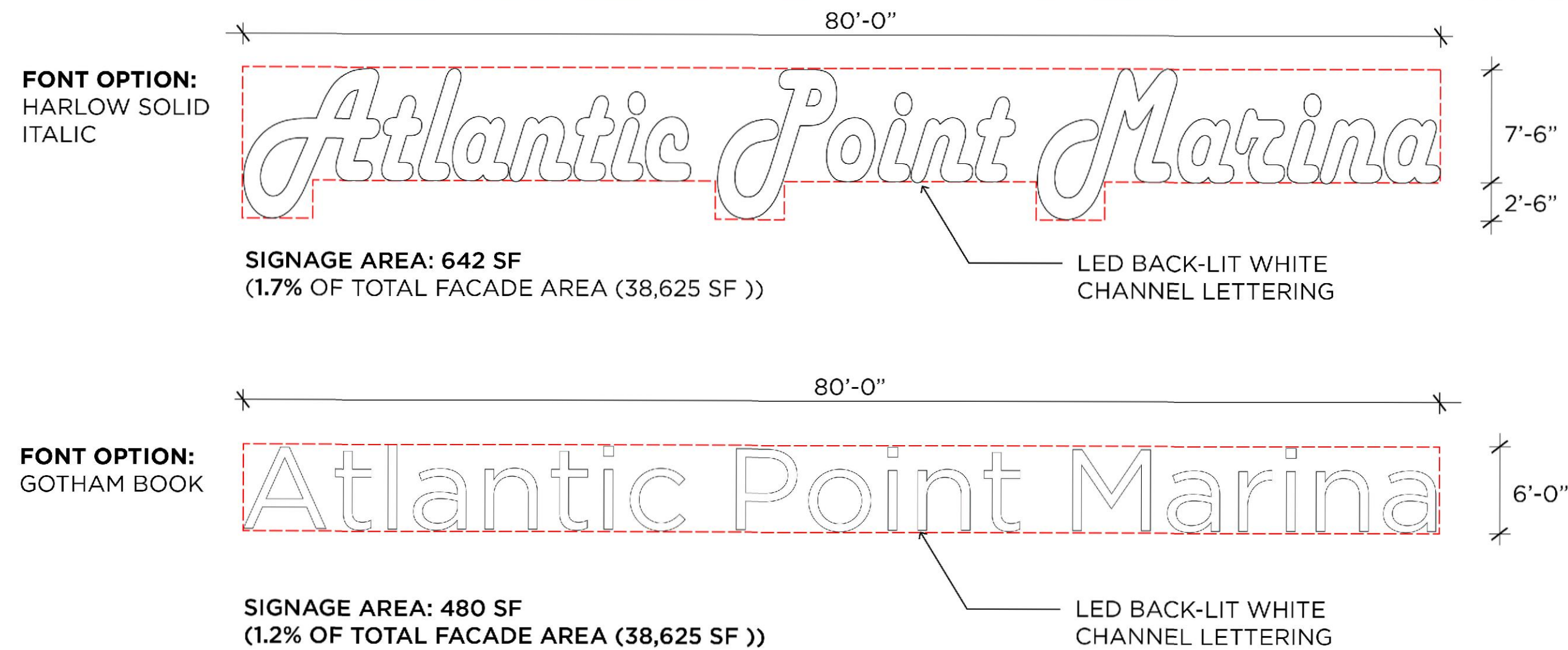
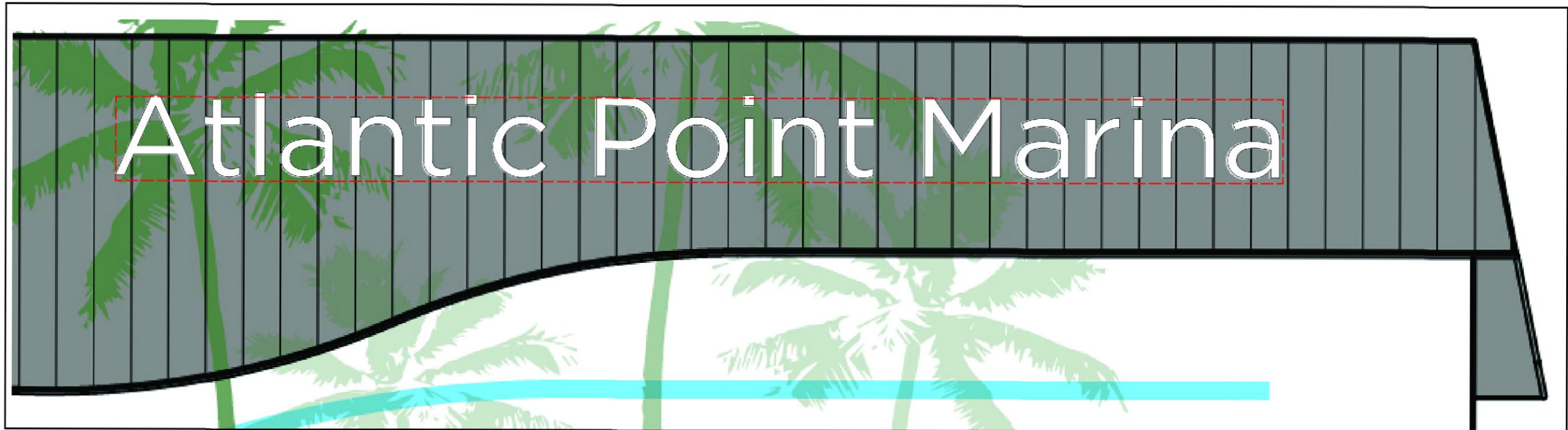
SUBMITTAL DATE 09/13/2021
SITE PLAN APPROVAL

CONCEPTUAL SIGNAGE
PACKAGE

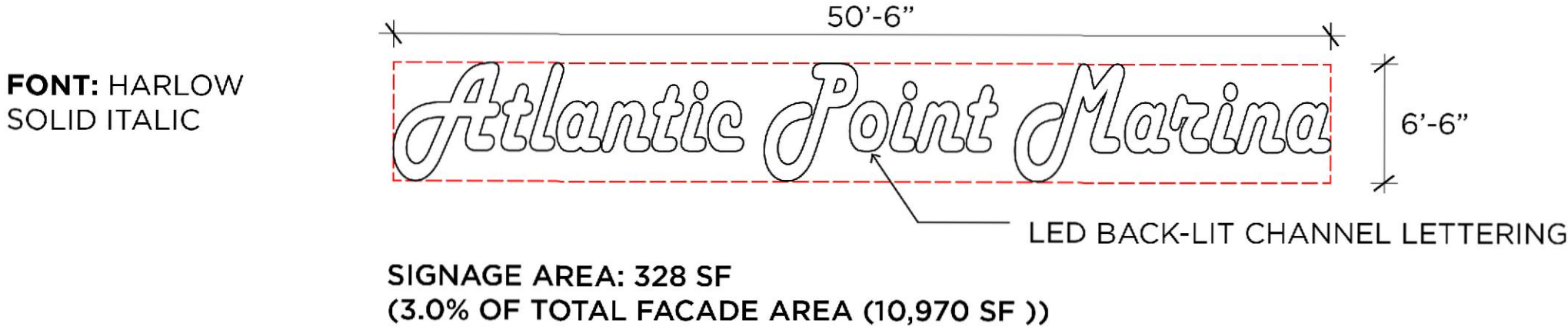
A2.12



3
A 2.13

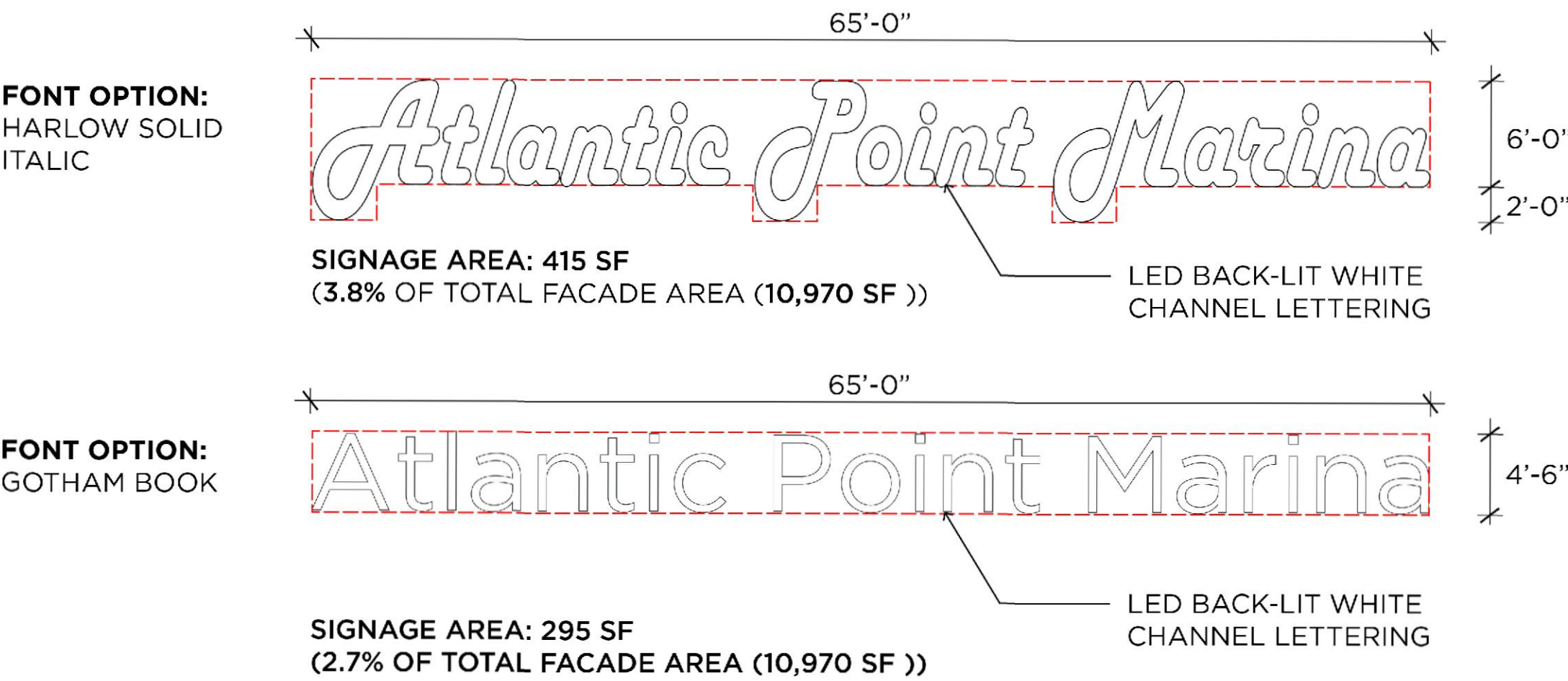
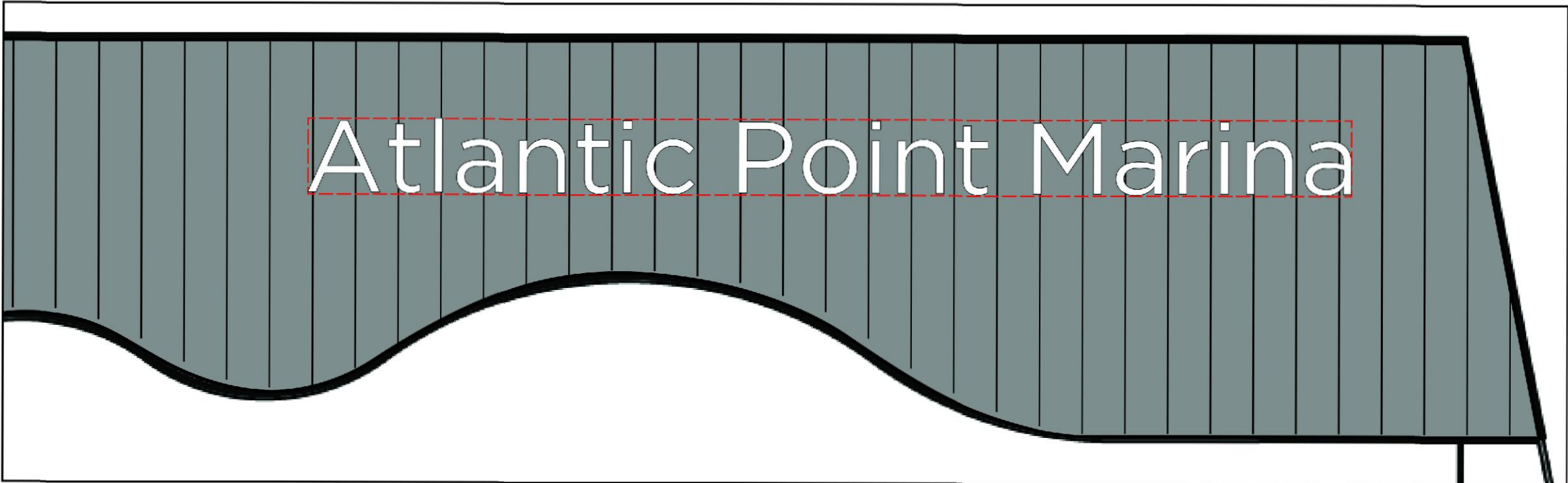


4
A 2.13



1
A 2.13

NOTE: SIGN TO BE OFFSET 12" FROM WALL FACE TO ALLOW GREENWALL BEHIND



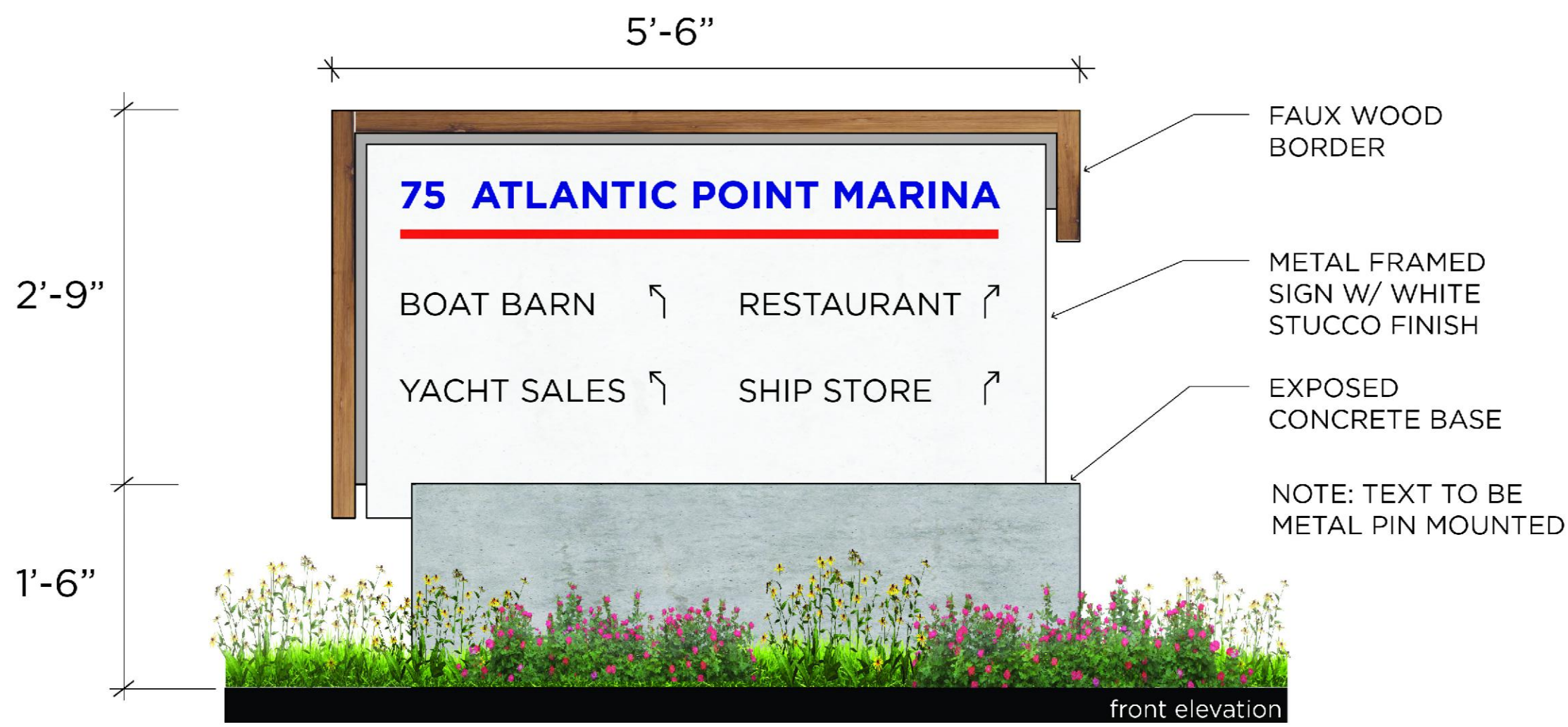
2
A 2.13



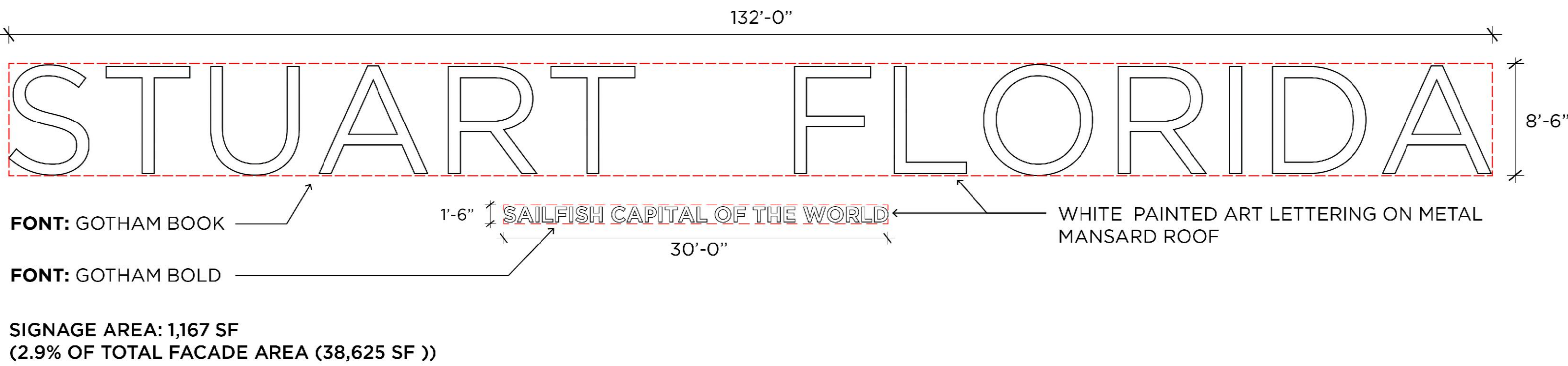
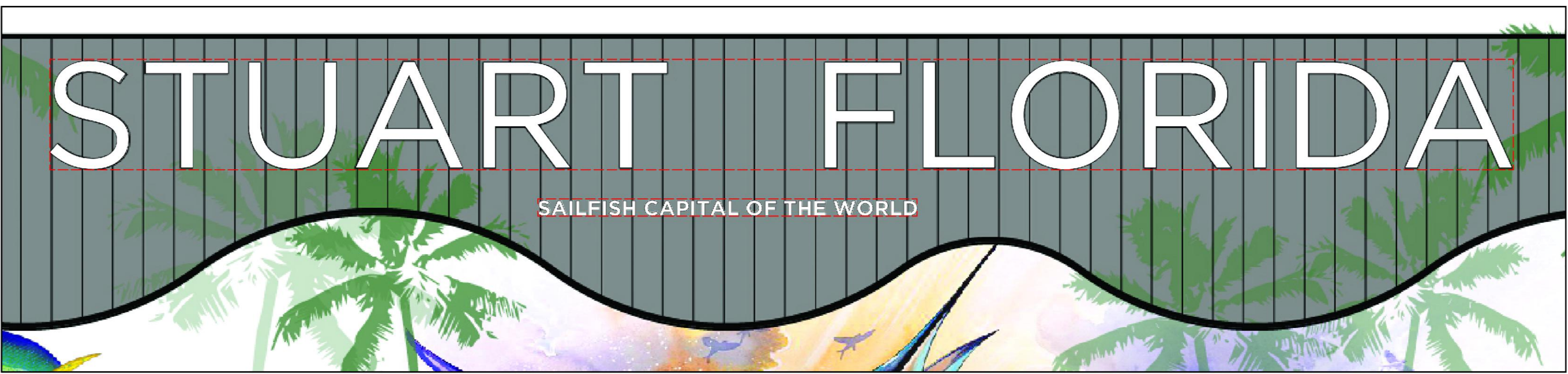
PROJECT NUMBER	21-330
REVISIONS	
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SUBMITTAL DATE 09/13/2021
SITE PLAN APPROVAL

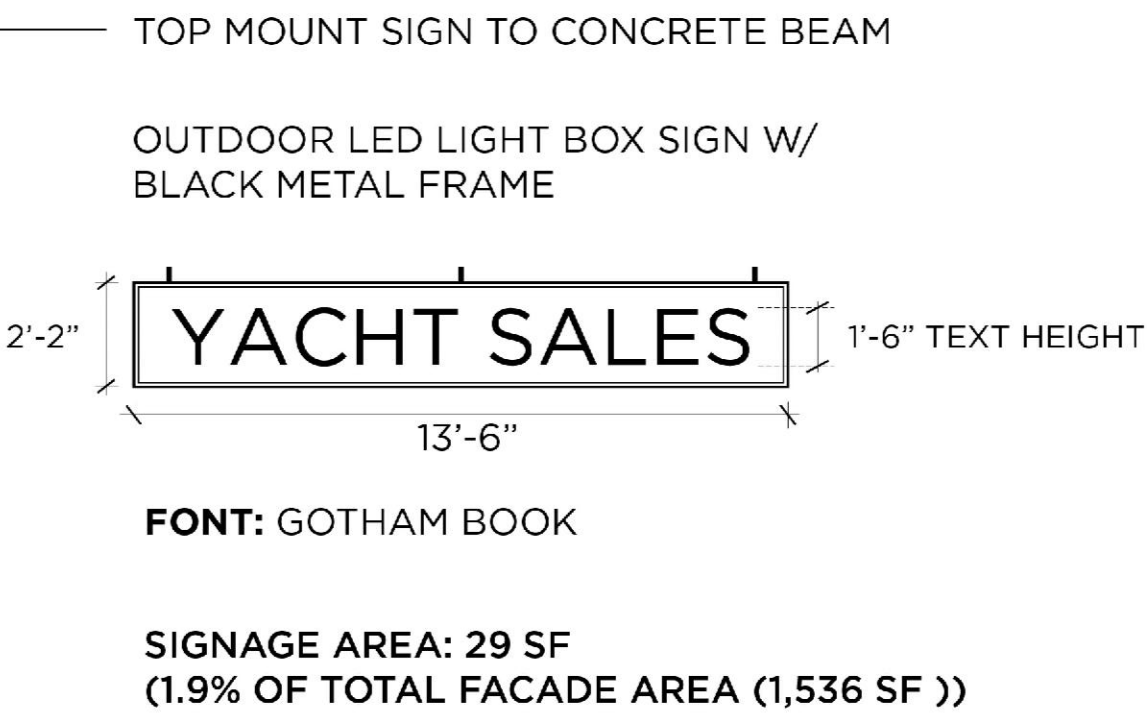
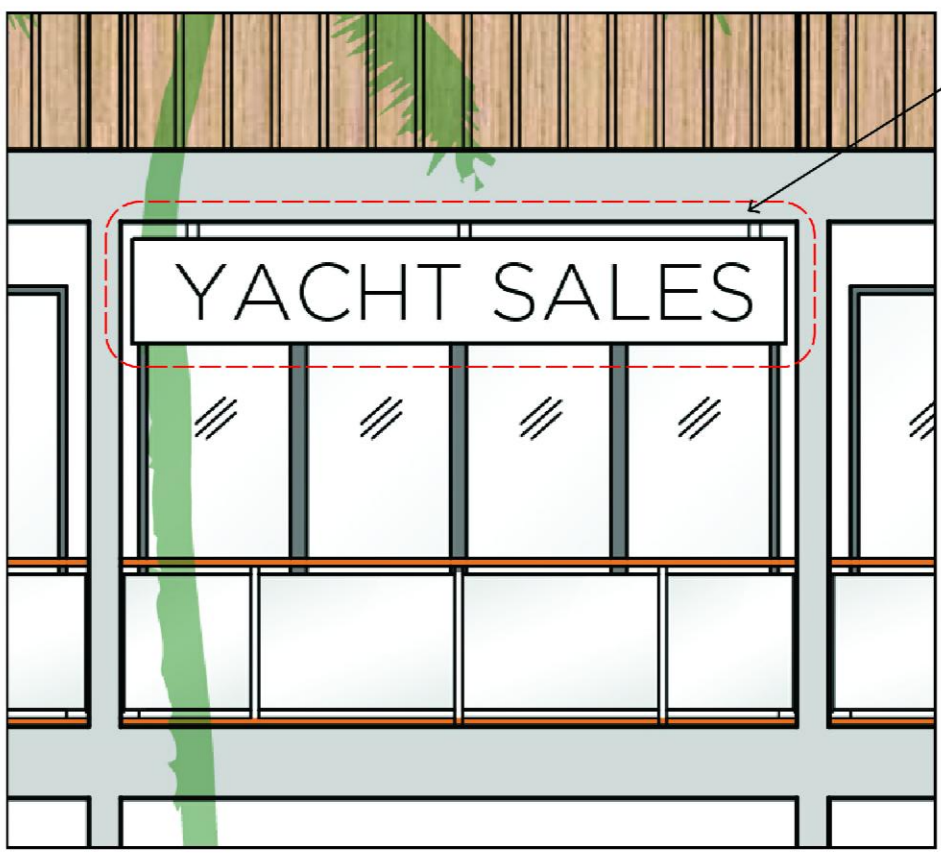
CONCEPTUAL SIGNAGE
PACKAGE



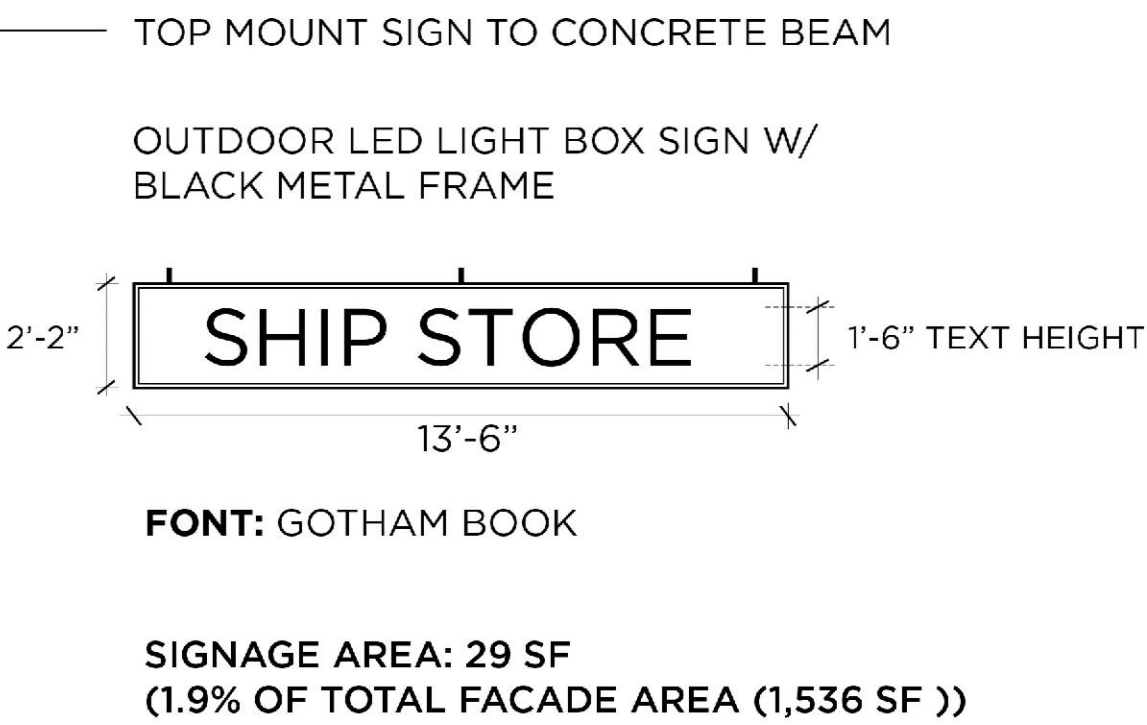
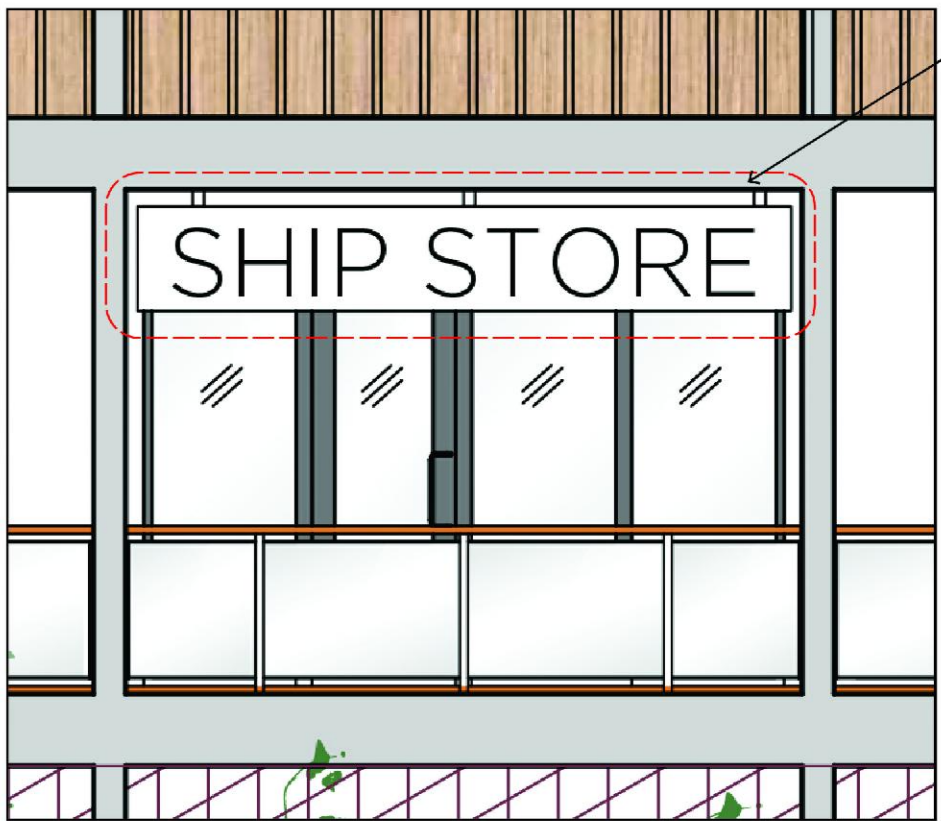
MONUMENT/DIRECTIONAL SIGN



1
A 2.14



2
A 2.14



3
A 2.14

ATLANTIC POINT MARINA

75 NW FLAGLER DRIVE
STUART, FL

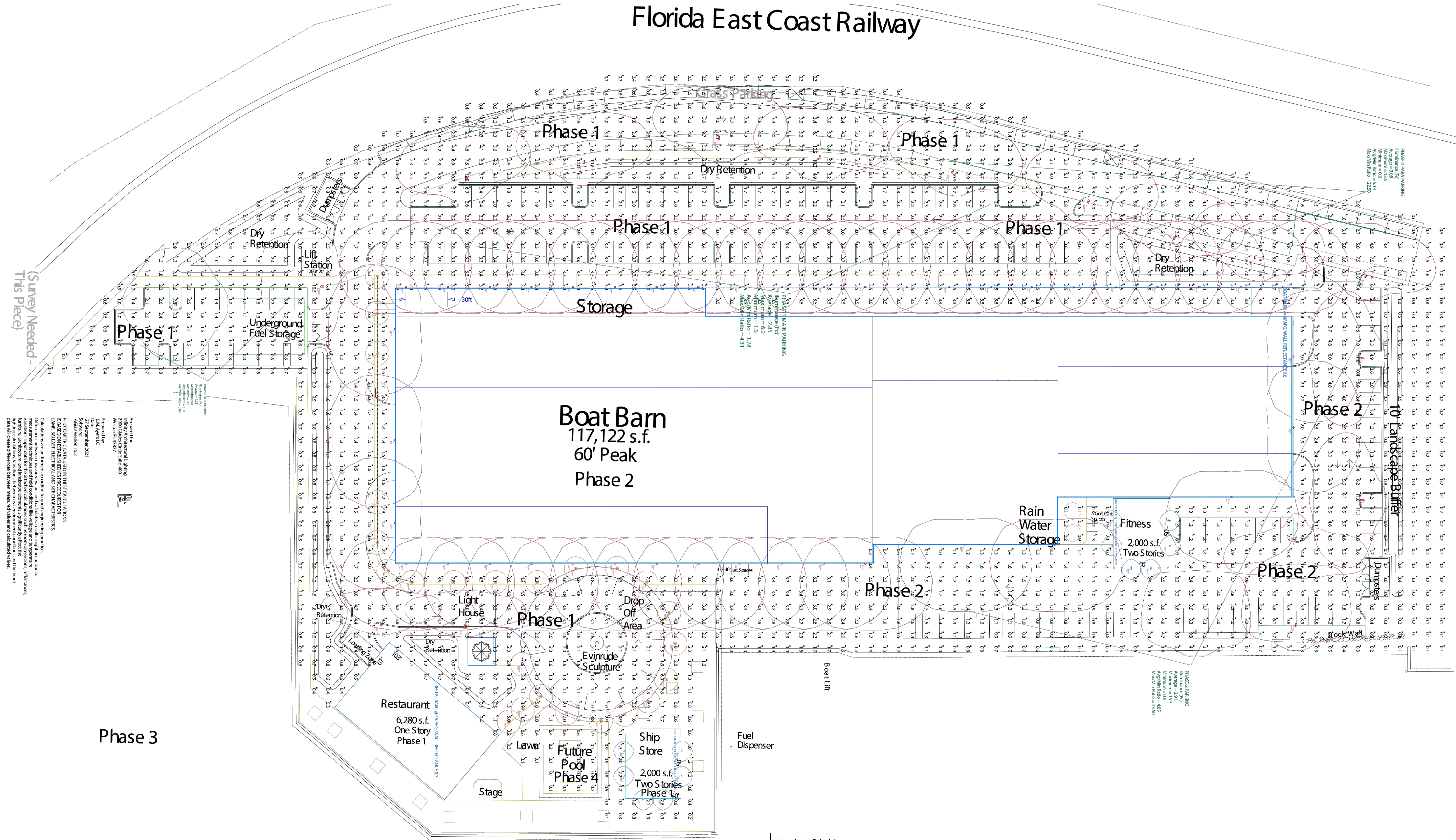


PROJECT NUMBER 21-330

REVISIONS		
1	REVISION NO. 1	09/21/21
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SUBMITTAL DATE 09/13/2021
SITE PLAN APPROVAL

CONCEPTUAL SIGNAGE
PACKAGE



Prepared by:
Irradiance Architectural Lighting
2000 Oakridge Circle Suite 400
Naples, FL 34107
L.A. Jones LLC
Date: 07/27/2021
Software:
AGL2 version 15.3
PHOTOMETRIC DATA USED IN THESE CALCULATIONS
LAMP: DALI-AT ELECTRICAL AND SITE CHARACTERISTICS
Calculations are performed according to good engineering practices.
Differences between measured values and calculated results may occur due to
variations in input data for the attached calculations such as room dimensions, reflectance,
luminaire, architectural and landscape elements, significantly affect the
results. The calculations are based on the input data provided and the input
data will state differences between measured values and calculated values.

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Lum. Watts	Lum. Lumens	LLD	LDD	BF	LLF
3	1	ALV-Typ4_150W	SINGLE	150	21075	0.800	0.950	1.000	0.760
11	1	ALV-Typ3_150W	SINGLE	150	21119	0.760	1.000	1.000	0.760
25	1	ALV-Typ5_150W	SINGLE	150	20000	0.800	0.950	1.000	0.760
12	25	BO-360_3K_27W	SINGLE	27	1197	0.800	0.950	1.000	0.760
42	12	MXW11-15	SINGLE	17.25	1430	0.800	0.950	1.000	0.760
2	42	WP-13540FC	SINGLE	134.28	18017	0.700	0.950	1.000	0.665
2	2	ALV-Typ2_75W	SINGLE	75	21075	0.800	0.950	0.500	0.380
Calculation Summary									
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min		
ALL POINTS	Illuminance	Fc	2.60	15.1	0.0	N.A.	N.A.		
PHASE-1 AUX PARKING	Illuminance	Fc	1.80	9.5	0.7	2.57	9.00		
PHASE-2 MAIN PARKING	Illuminance	Fc	2.85	6.9	1.6	1.78	4.31		
PHASE-1 PARA PARKING	Illuminance	Fc	3.08	13.5	0.6	5.13	22.50		
PHASE-2 PARKING	Illuminance	Fc	2.85	15.1	0.6	4.75	25.17		

birse/thomas

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palm beach gardens, fl 33416
phone 561.249.4001
AA26002397

Joseph Thomas, AIA
AR64276

ATLANTIC POINT MARINA

75 NW FLAGLER DRIVE
STUART, FL



PROJECT NUMBER 21-330

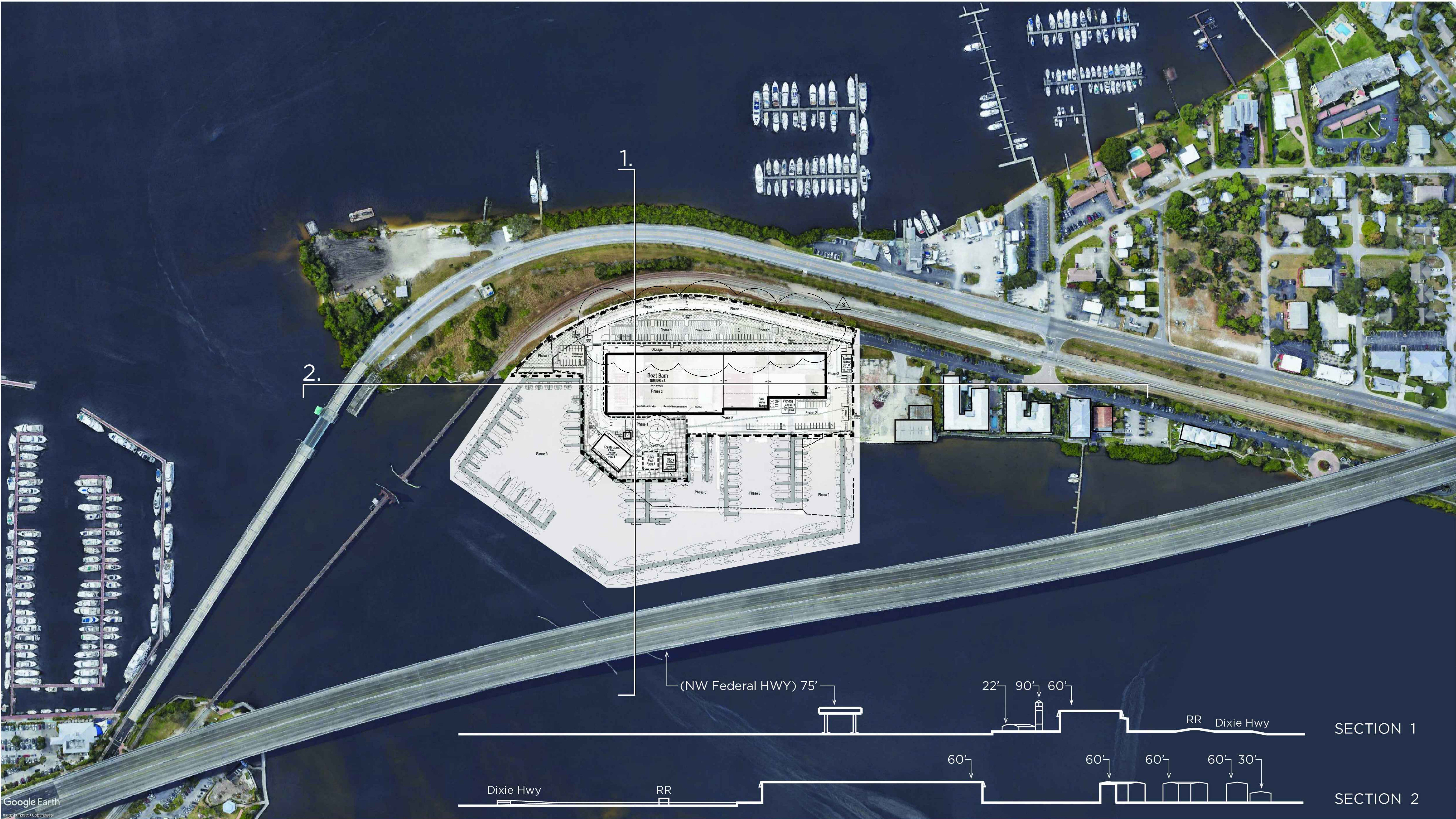
REVISIONS		
1	REVISION NO. 1	09/21/21
2	ADDENDUM NO. 1	02/28/22
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SUBMITTAL DATE 09/13/2021
SITE PLAN APPROVAL

SITE PHOTOMETRICS

A2.15

CONTEXTUAL HEIGHT ANALYSIS



birse/thomas

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palm beach gardens, fl 33416
phone 561.249.4001
AA26002397

Joseph Thomas, AIA
AR64276

ATLANTIC POINT MARINA

75 NW FLAGLER DRIVE
STUART, FL



PROJECT NUMBER 21-330

REVISIONS		
1	REVISION NO. 2	11/19/21
2	REVISION NO. 1	02/28/22
3	ADDENDUM NO. 1	
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SUBMITTAL DATE 09/13/2021
SITE PLAN APPROVAL

CONTEXTUAL HEIGHT ANALYSIS

A2.16

Atlantic Point Marina Major Urban Code Conditional Use City Commission May 23, 2022

Middle Island Management & Development, LLC

STAFF EXHIBIT B.1



1

Atlantic Point Marina Major Urban Code Conditional Use

RESOLUTION NUMBER 43 – 2022; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA. GRANTING A MAJOR URBAN CODE CONDITIONAL USE APPROVAL FOR MIDDLE ISLAND MANAGEMENT AND DEVELOPMENT, LLC OWNER OF PROPERTY LOCATED AT 75 NW FLAGLER AVENUE, ADJACENT TO THE ST. LUCIE RIVER, PARALLEL TO NW FLAGLER AVENUE, NORTH DIXIE HIGHWAY, AND THE FEC RAILWAY, AS DESCRIBED WITHIN THE ATTACHED LEGAL DESCRIPTION; REQUIRING SPECIFIC POLICIES TO BE CONSIDERED INCLUDING USES, PARKING PROVISIONS, LANDSCAPE BUFFER WIDTHS, BUILDING WALL MATERIALS, ROOF PITCH, ROOF MATERIALS, ARCADES, PORCHES, OUTBUILDINGS AND BALCONIES ALLOWING FOR A BOAT BARN, RESTAURANT, SHIP STORE, BOAT SLIPS, AND ASSOCIATED MARINA USES; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR A TIMETABLE OF DEVELOPMENT; PROVIDING FOR CONDITIONS OF APPROVAL; AND FOR OTHER PURPOSES.



2

Major Urban Code Conditional Use



SITE

LOCATION

The property is located east of N Dixie Highway , NW Flagler Avenue and the FEC railway and west of St. Lucie River and Roosevelt Bridge

10.81 acres 7.86 acres of which are upland



3

Major Urban Code Conditional Use



Legend
Zoning
R-1A
R-1
R-2
R-3
RFPUD
B-1
B-2
B-3
B-4
CPUD
PUBLIC
INDUST
PUD
HOSPITAL
PSFUD
MXFUD
UN
LW
UC
UG
UH
GRD
SFD
BMU

SITE

LOCATION - CRA

The property is located within the City's Community Redevelopment Area and within the Urban District.

The Urban Code applies to New Development, New Construction and Substantial Redevelopment.

Dry Boat Storage and specific Marina Uses require a Major Urban Code Conditional Use.

The existing use was deemed legal non-conforming as it was in place on the 28th of June 2004.



4

Major Urban Code Conditional Use

PROCESS

The City Commission may grant a major Urban Code conditional use.

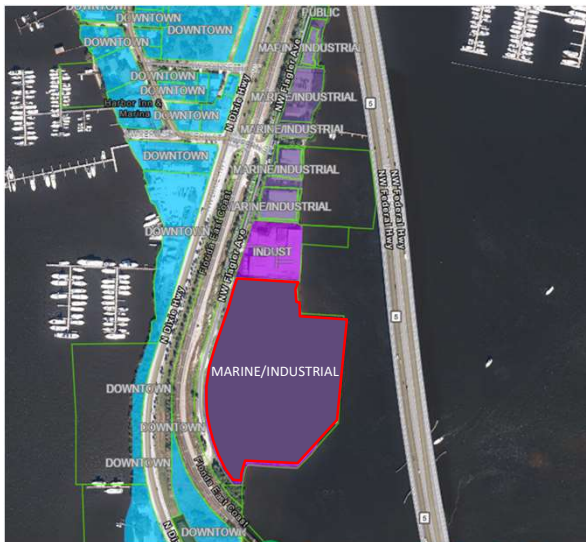
The review of major and minor Urban Code conditional use applications shall follow the procedures set forth in section 11.01.10 relating to major conditional use approval review, including, but not limited to, required findings of fact, conditions, notice, public hearing, standards, burden of proof, revocation and expiration.

Approval of an Urban Code conditional use shall only be granted if the applicant can demonstrate that the request is consistent with and will further the implementation of this Code, the CRA redevelopment plan, the City Comprehensive Plan and will measurably improve the form, function and traditional neighborhood characteristics of the Urban Code District.



5

Major Urban Code Conditional Use



SITE

FLU – MAP CHANGE

Policy A7.1.M Marine/Industrial Land use

Waterfront district which permits continuation of industrial/marine uses while encouraging mixed use development including multi-family residential; commercial; office; lodging; marinas; and civic uses. Also, public facilities and electric distribution substations are allowed.

Amended from previous Industrial FLU



6

Major Urban Code Conditional Use



SITE

ZONING

Industrial Zoning:

Uses, setbacks, architectural, stormwater, landscaping and parking standards are controlled by Sec. 3.01.00. - URBAN CODE of the City's Land Development Regulations.



7

Major Urban Code Conditional Use

COMPREHENSIVE PLAN

1 FUTURE LAND USE ELEMENT

Objective 1.C1. - [Urban Code Overlay Zone.]

The City shall implement the Stuart Urban Code Overlay Zone in the CRA which provides for adequate parking; encourages the ability of people to live, work, and shop without need of a car; defines urban spaces with buildings; creates interesting and pleasant itineraries along sidewalks; conceals parking lots; promotes alternative modes of transportation; and provides for harmony of architectural style.

Policy 1.C1.1. The City of Stuart shall continue to implement the Architectural Regulations and the Stuart Urban Code in the CRA to regulate building size, height, and orientation.

Policy 1.C1.2. The City of Stuart shall continue to implement the Stuart Architectural Regulations which have been adopted based on the Stuart Urban Code for the CRA to regulate materials, colors, and landscaping for buildings. These regulations shall encourage traditional, durable construction with materials that age well and fit with the existing architectural heritage of Stuart.

The proposed project requests consideration of various components of the Urban District Architectural Code within the major urban code conditional use application and sets out to incorporate a design which reflects the history and location of the property.



8

Major Urban Code Conditional Use

COMPREHENSIVE PLAN

1 FUTURE LAND USE ELEMENT

Objective 1.C3. - Urban redevelopment.

Revitalize the designated Urban Redevelopment Area (URA), including the CRA, by:

- A. Maintaining or increasing the amount of development and redevelopment.
- B. Maintaining or increasing the percentage of County-wide employment located in the URA and CRA and the City of Stuart as a whole.
- C. Reducing blight conditions as defined by F.S. § 163.340(8)(a) and (b).
- D. Achieving and maintaining a 90 percent occupancy rate of commercial and office spaces.
- E. Enhancing the City's marine resources.
- F. Promote pedestrian mobility throughout the CRA.

The proposal promotes the reuse of the existing vacant property with marine and its associated range of uses. The property will increase employment within the CRA and would enhance the City's marine resources and promote pedestrian mobility.

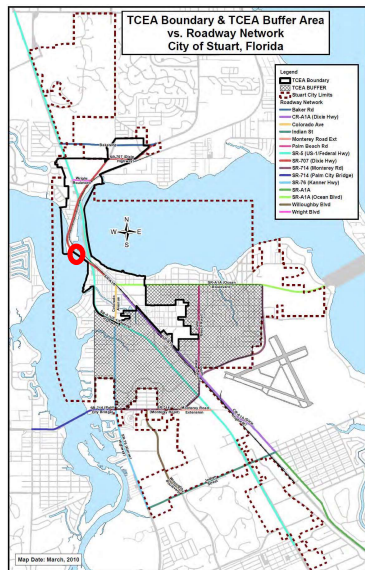


9

Major Urban Code Conditional Use

COMPREHENSIVE PLAN

2 TRANSPORTATION ELEMENT



Policy 2. 15.1. The TCEA is a specific geographic area established in the Comprehensive Plan for urban redevelopment and infill development. The TCEA exists entirely within the designated CRA and EUSA. Transportation level of service standards shall not be applied (for concurrency purposes) to any development occurring within the TCEA as depicted on the TCEA Map in order to promote urban redevelopment and infill development.

The property is located within the City's TCEA Boundary



10

Major Urban Code Conditional Use	COMPREHENSIVE PLAN
	1 FUTURE LAND USE ELEMENT

Policy 1.C3.12. The City of Stuart shall promote land use patterns which complement multiple modes of transportation, including transit, pedestrian and bicycle amenities, and marine transit such as ferries, water taxis and upland support facilities (e.g., designated anchorages, marinas, dinghy accommodations, canoe/kayak launches and the City's "blueways" program).

The proposal promotes multiple methods of access and transportation links.



11

Major Urban Code Conditional Use	COMPREHENSIVE PLAN
	9 COASTAL ELEMENT

Policy 9.A8.4: The City of Stuart will encourage land uses and site plans at preferred locations that enhance access to the coastal waterway and maximize the number of wet slips and dry storage racks at a given facility.

Objective 9.A7. - Public access.

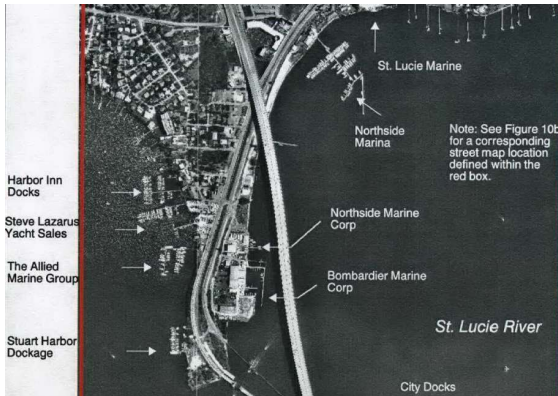
The City shall continue to provide public access to the river through prioritization of water-dependent and water-related uses along the river, through criteria for marina siting and through provision of incentives to developers to provide public access, including riverwalks.

The proposal incorporates waterfront access with pedestrian and boat within the heart of the CRA, also incorporating both dry and wet slip provision.



12

Small-Scale Future Land Use Map Change



Extract - part of Exhibit 10a Boat Facility Siting Plan for Martin County 2002

COMPREHENSIVE PLAN

9 COASTAL ELEMENT

Objective 9.A8. - Boat siting.

To ensure the location of boat facilities in a manner consistent with the Boat Facility Siting Plan for Martin County (BFSP).

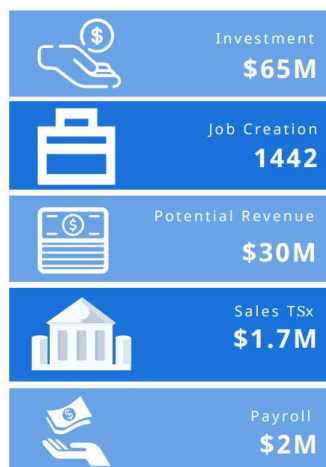
Policy 9.A8.1: The siting of all boat facilities shall be consistent with the guidelines, methodologies, procedures, and policies established in the Boat Facility Siting Plan for Martin County. This applies to the expansion of existing facilities or the development of new facilities.

The property is identified as a preferred location for boat facilities within the Boat Facility Siting Plan for Martin County. 'Bombardier Marine Corp'



13

Major Urban Code Conditional Use



Extract - Applicant's fact sheet

COMPREHENSIVE PLAN

11 ECONOMIC DEVELOPMENT ELEMENT

Policy 11.A1.1. The City will seek to ensure the allocation of an appropriate quantity of lands that are desirable for commercial and industrial purposes to serve future growth needs of the City.

Policy 11.A2.1. The City will encourage the expansion of existing business and industry and/or development of new business and industry in appropriate locations, as feasible and applicable, in order to maximize the use of existing public services and infrastructure.

The proposed use promotes a feasible mix of Marine related uses in an appropriate waterfront location.



14

Major Urban Code Conditional Use

COMPREHENSIVE PLAN

MAXIMUM BUILDOUT

The FLU have the same FAR of 3.0

The gross site area is 10.81

Land Use Category	In/Out CRA ¹	Residential			Non-Residential		
		General	Not ALF ⁴	ALF	General	>2.0 FAR ³	% Non-residential
Marine/Industrial		<15 du/ac	<15 du/ac	NA	0—25%	<3.0 FAR	<5 ac 100%

Maximum Buildout: Marine/Industrial FLU (proposed)

Non-Residential: 1,412,650 sq.ft

Residential Units: 0 - 162 units (maximum 25% of mixed use)

Proposed Buildout = 120,218 sq.ft (0.26 FAR)

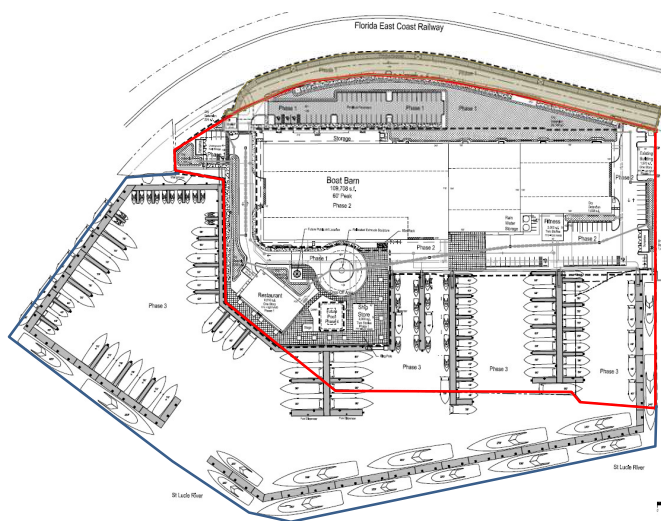


15

Major Urban Code Conditional Use

DATA

SITE PLAN



109,708 square foot Boat Barn (+/- 470 spaces),
A 6,510 square foot, one story restaurant facility,
A 2,000 square foot, two story ship store,
A 2,000 square foot, two story fitness center,
A pool facility, and wet boat storage
Three phase Marina +/-100 slips

Proposed 83ft tall Lighthouse Structure -
Additional details required (slide later in the presentation).

Discussion regarding height and ultimate design

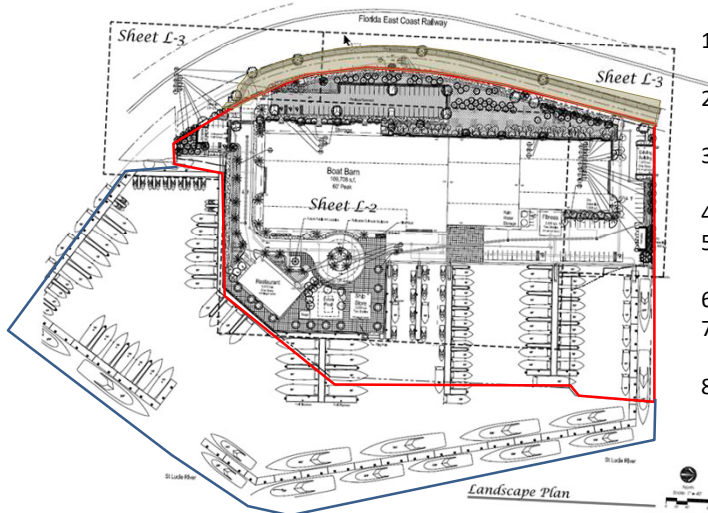


16

Major Urban Code Conditional Use

DATA

LANDSCAPING & STORMWATER



1. Thirteen tree boxes are proposed around the restaurant and pool area.
2. A rain garden is proposed in the dry detention area
3. Bio-retention swales are proposed in dry detention areas 2, 4, and 5.
4. Green walls are proposed at the Boat Barn.
5. Approximately 572 linear feet of exfiltration trench is proposed.
6. All proposed sidewalks are pervious concrete.
7. Approximately 0.257 acres of proposed parking is pervious pavement.
8. A nutrient separating baffle box is proposed in dry detention area 6.



17

Major Urban Code Conditional Use

DATA

ARCHITECTURAL



18

Major Urban Code Exception Requests

URBAN CODE SECTIONS

Section 2.02.02 Table 2 Land Uses to allow the proposed marina and boat storage facilities

Section 3.01.03.F.2. Urban Code District Use – specific to parking provisions.

Section 3.01.03.G a thru i. Provisions requiring landscape buffer widths in relation to setbacks, parking areas and proximity to public right of way.

Section 3.01.04.B.2 Roof Manner – to allow provision of a mansard style roof design.

Section 3.01.04.B.2 Roof Manner – e. pitch requirements.

Section 3.01.04.C Arcades and Porches.

Section 3.01.04.F. Outbuildings, code limits the number of such buildings to one per principal building.

Section 3.01.04.M. Balconies.



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Major Urban Code Exception Requests

URBAN CODE SECTIONS

Section 2.02.02 Table 2 Land Uses to allow the proposed marina dry boat Storage

This request is required under the Urban District Code as dry Boat Storage and certain aspects of Marina usage compliance. The uses are permitted as conditional uses by major conditional use approval and are all-inclusive individually or in combination in the Urban Code District.

Staff consider the proposed uses to be appropriate in this location.



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Major Urban Code Exception Requests

URBAN CODE SECTIONS

Section 3.01.03.F.2. Urban Code District Use – specific to parking provisions.

The proposed number of parking spaces to be provided is in excess of Code requirement, based on applicants' assessment of similar uses and parking demand.

Staff are aware of local demand for parking to support restaurant and marina facilities in this location. Therefore, staff consider the proposed increase (+/- 12 spaces) in parking provision to be appropriate in this location and for the intended use.



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Major Urban Code Exception Requests

URBAN CODE SECTIONS

Section 3.01.03.G a thru i. Provisions requiring landscape buffer widths in relation to setbacks, parking areas and proximity to public right of way.

Industrial zoned properties are not provided with setback requirements under Land Development Code section 2.04.01 Area, Impervious surface, setback and height requirements. Table 7. The Urban District Code relates buffers to setback width. The proposal provides landscape buffers in the alternative to zero provisions.

Staff consider the implementation of custom landscape buffers to be appropriate as designed within the proposed site plan.



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Major Urban Code Exception Requests

URBAN CODE SECTIONS

Section 3.01.04.B.2 Roof Manner – to allow provision of a mansard style roof design.

Section 3.01.04.B.2 Roof Manner – e. pitch requirements.

This request is to allow the provision of a mansard style roof design where code provisions specify gable and simple hip roofs, flat roofs with railings, or parapets. The alternative roof design and architectural features are designed to compensate for the exception.

Staff consider, due to the proposed use of the facility of a large marine industrial type boat storage unit, that the roof pitch be approved in this case.



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Major Urban Code Exception Requests

URBAN CODE SECTIONS

Section 3.01.03.G a thru i. Provisions requiring landscape buffer widths in relation to setbacks, parking areas and proximity to public right of way.

Industrial zoned properties are not provided with setback requirements under the City's Land Development Code section 2.04.01 Area, Impervious surface, setback and height requirements. Table 7. The Urban District Code relates the provision of landscape buffers to setback width. The proposal provides landscape buffers as an alternative to zero buffer provision.

Staff consider the implementation of custom landscape buffers to be appropriate as designed within the proposed site plan.



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Major Urban Code Exception Requests

URBAN CODE SECTIONS

Section 3.01.04.C Arcades and Porches.

This request is to exempt the proposal from the requirement to implement arcades and porches. The large marine industrial building does not lend itself to this form of architectural detail. Alternative architectural elements are proposed within the building design details

Staff consider the alternative architectural design elements to be appropriate as incorporated within the proposed submittal.



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Major Urban Code Exception Requests

URBAN CODE SECTIONS

Section 3.01.04.F. Outbuildings, code limits the number of such buildings to one per principal building.

This request is to exempt the proposal from the requirement to be restricted to one outbuilding to one per principal building.

Staff consider the request is consistent with a proposed marine/industrial facility, additional outbuildings are associated with the practical operations attached to boat storage, maintenance, and operation.



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Major Urban Code Exception Requests

URBAN CODE SECTIONS

Section 3.01.04.M. Balconies.

This request is to exempt the proposal from the requirement to incorporate balconies.

Staff consider the request is consistent with a proposed marine/industrial facility, additional outbuildings are associated with the practical operations attached to boat storage, maintenance, and operation.



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Major Urban Code Conditional Use



83 ft

SITE

LIGHTHOUSE STRUCTURE

The lighthouse structure was approved as a public art piece by the Community Redevelopment Board at their May 3, 2022, meeting.

The comprehensive plan limits the height of buildings such:

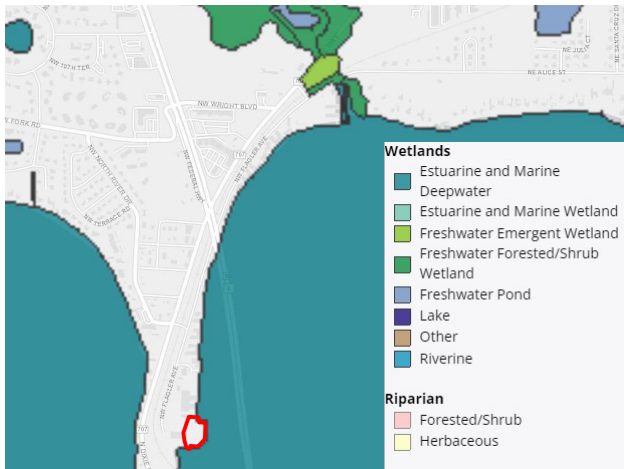
Objective A5. - Residential development.

Policy A5.6. The City shall maintain a height limitation of the **greater of 45 feet or four stories of occupiable space for all buildings....**



28

Major Urban Code Conditional Use



National Wetlands Inventory (usgs.gov)

DATA

WETLANDS

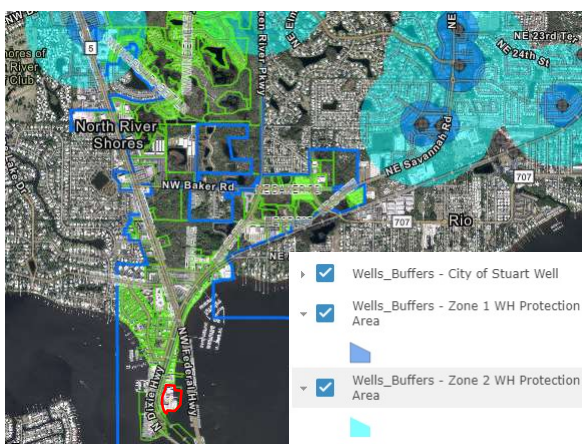
The property is adjacent to the St. Lucie Estuary which is defined on the FWC Wetlands Mapper as an Estuarine, Subtidal, Unconsolidated Bottom, resource (E1UBL).

No wetlands identified.



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Major Urban Code Conditional Use



Martin County Data

DATA

WELLFIELD PROTECTION

The property is outside of City and Martin County Wellfield Protection Areas.



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Major Urban Code Conditional Use



Florida Soil Survey Geographic Database (SSURGO)

DATA

SOILS

The property has two soil types associated with it:

- A. Urban Land – Not Prime Farmland
- B. Arents, 0 to 2 percent slopes – Not Prime Farmland

Urban Land: Soils in areas of high population density in the built environment. Significantly changed by human activity. May have impervious surfaces, such as buildings and pavement.

Arents: Do not have diagnostic horizons because they have been deeply mixed by plowing, spading, or other methods of moving by humans.



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Major Urban Code Conditional Use



FEMA's National Flood Hazard Layer (NFHL) Viewer

DATA

FLOODPLAIN

The property is subject to the following:

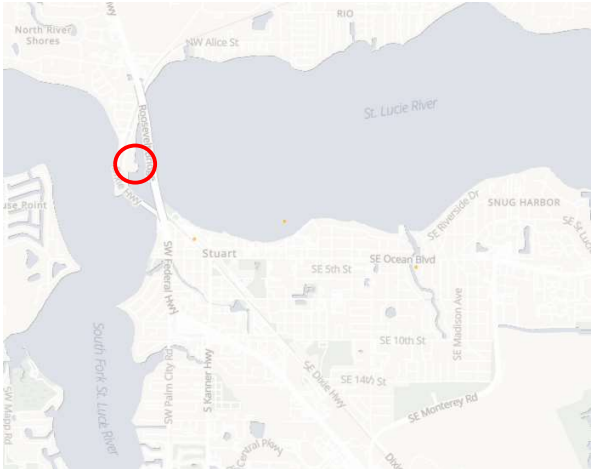
- A. AE / COASTAL FLOODPLAIN
- B. AE / COASTAL FLOODPLAIN
- C. VE / COASTAL FLOODPLAIN

AE: 1% annual chance of flooding. This area is more commonly referred to as the base flood area or the 100-year flood plain.

VE: 1% annual chance of experiencing a flood. Fast-moving or storm-induced waves of three feet or higher may accompany the base flood elevation.



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DATA	
Historic Resources	
 National Register of Historic Places	The property does not appear on the Register of Historic Places



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Staff Recommendation

Based on staff analysis and subject to the evidence presented by the applicant, staff confirm that the proposal is in compliance with the City's Comprehensive Plan and sufficiently addresses the requests for departure from various sections of the Urban District Code.

Staff's recommendation is that the Commission motion to recommend approval of a Major Urban Code Conditional Use Resolution 43-2022



34



**CITY OF STUART, FLORIDA
DEVELOPMENT DEPARTMENT
URBAN CODE CONDITIONAL USE APPLICATION**

Reviewed By: _____

Application must be legible with all relevant fields completed.

Project ID# _____
(Staff Entry)

Pre-App Conference Date: July 2021	Application Date: August 2021
Project Name: Atlantic Point Marina	
Parcel ID# 32-37-41-004-020-0011	Project Address: 75 NW Flagler Avenue Stuart FL 34994
Zoning/CRA Sub-district: Industiral, CRA	
Subdivision: 20500 Dixie N of Roosevelt Bridge	Lot(s):
Fee: \$1,536.00 - Major Urban Code Conditional Use Permit (Community Redevelopment Board and City Commission Approval)	
Fee: \$512.00 - Minor Urban Code Conditional Use Permit (Community Redevelopment Board)	
(This does not include fees that may be charged as a result of application reviews by the City's consultants or any required recording fees)	
A Minor Urban Code Conditional Use Permit shall be required for relief from the following regulations of the urban code; paint colors; public art, and architectural materials.	
A Major Urban Code Conditional Use Permit shall be required for relief from the following regulations of the urban code; density, permitted uses, setbacks, location of parking, location of buildings and structures, conflicts with utilities, curb cuts, historic buildings, pitched roofs in the old downtown district, number of stories, building height not to exceed 45 feet, parking located within a building envelope, location of a formula business, and architectural requirements.	
Submittal Requirements: A completed application form, one (1) copy of all documents on a PDF formatted disc electronically signed and sealed, the payment of fees, and pertinent information per application type as determined by the Development Director.	
Approving Authority: The Development Director is required to prepare a staff report and recommendation concerning this application for the Community Redevelopment Board (CRB) public hearing followed by a recommendation to the City Commission.	
Justification: Please provide justification supporting the request for an Urban Code Conditional Use Permit (include additional pages if needed).	
Refer to the attached	
(over)	

General Information

(Please Print or Type)

- 1.
- Property Owner,**
- Lessee, Contract Purchaser, or Applicant (circle one):

Name:	Middle Island Management & Development LLC
Title:	Agent: Jeffrey Hardin
Company:	Middle Island Management & Development LLC
Company Address:	75 NW Flagler Avenue

City/State/Zip Code:	Stuart, FL, 34994
Telephone Number:	
Facsimile Number:	
Email Address (optional):	

2. Agent of Record (if any): The following individual is designated as the Agent of Record for the property owner, lessee, or contract purchaser and should receive all correspondence related to the application review.

Name:	Donald J. Cuzzo
Title:	President
Company:	Cuzzo Planning Solutions, LLC
Company Address:	P.O. Box 1939

City/State/Zip Code:	Stuart, Florida 34995
Telephone Number:	772 485 1600
Facsimile Number:	
Email Address (optional):	dcuzzo@cdgplan.com

3. The Undersigned, as the Property Owner, Lessee, Contract Purchaser, or Applicant (circle one), acknowledges responsibility for all City expenses associated with the referenced application (s) including time spent by the City's consultants and further acknowledges that payment of consultant fees will be made prior to the receipt of the consultant comments.

Name:	Middle Island Management & Development LLC
Title:	Agent: Jeffrey Hardin
Company:	Middle Island Management & Development LLC
Company Address:	75 NW Flagler Avenue

City/State/Zip Code:	Stuart, FL, 34994
Telephone Number:	
Facsimile Number:	
Email Address (optional):	

I hereby certify that all information contained herein is true and correct.

4. Signed this
- 27
- day of
- August
- , 20
- 21
- .

[Signature]
 Signature of Property Owner, Lessee, Contract Purchaser or Applicant (circle one)

State of Florida, Martin County The foregoing instrument was acknowledged before me on this 27 day of August, 2021 by Jeffrey Hardin who is personally known to me, or who has produced _____ as identification and who did/did not take an oath.

Allison Bauer
 Notary Signature

Commission expires:



ALLISON BAUER
 Commission # HH 027650
 Expires August 4, 2024
 Bonded Thru Budget Notary Services

City of Stuart Development Department, 121 SW Flagler Ave. Stuart, FL 34994 Phone: (772) 288-5326 Fax: (772) 288-5388

Drainage Calculations & Surface Water Management Report

For

**Atlantic Point Marina
(Straticon)**

Prepared By: Mark Landsman

Engineering Design & Construction, Inc.

10250 SW Village Parkway, Suite 201

Port St. Lucie, FL 34987

Board of Professional Engineers Certificate of Authorization Number 9935

April 2022

R.J. Kennedy, P.E. #56218 Date
10250 SW Village Parkway, Suite 201
Port St. Lucie, FL 34987 (772) 462-2455

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1.0 Executive Summary

This project known as Atlantic Point Marina is located at 75 N.W. Flagler Avenue in Stuart FL. The proposed project is for a multi-faceted marina which includes: a wet/dry yacht and boat storage, a 6,280 S.F. water-front restaurant, pool, two-story ship store, fitness center, and many more amenities. This project's design will incorporate LID (Low-Impact Development) which is an internationally recognized stormwater management approach that protects downstream surface water quality, reduces downstream flooding, and improves overall resilience. The LID is a primary stormwater best-management practice (BMP) throughout many parts of our nation. LID uses various land planning, design practices, and technologies to preserve and protect essential aquifers and waterways such as the St Lucie River while reducing infrastructure costs. The contents of this report demonstrate 150% water quality provided in the system, a pre vs post discharge rate analysis based on 3-year/1-day, 5-year/1-day, 10-year/3-day and 25-year/3-day storm events.

2.0 History and Existing Storm Water Management System

The subject property was most recently purchased in September 2020 by Middle Island Management and Development LLC. The 7.305-acre property is currently zoned as Vacant Commercial, and the Future Land Use designation is Industrial. Over the course of history for the property, multiple structures have been constructed.

In 1926 two storage warehouses were constructed on the site totaling 4,012 square feet

In 1933 an additional storage warehouse (9,191 square feet) was added to the existing site which brought the total building square footage to 13,203 square feet.

In 1973 the site was redeveloped with a new storage warehouse with a size of 15,360 square feet. Additional warehouses were constructed on the site in 1975. Please see Appendix A for historical aerial photographs of the site.

A search for Environmental Resource permits through the South Florida Water Management District concluded that the site has no underlying environmental resource permits. Furthermore, a search of the GIS maps through the Florida Department of Environmental Protection did not provide any self-certification permits for the site either.

The site is divided into 5 drainage basins based on the existing stormwater management system and off-site flows that are conveyed through the site. Please see Appendix A for the pre-development basin map depicting the drainage basins and conveyance systems. The southernmost on-site basin (Basin 1, 3.03-acres) sheet flows stormwater over existing grades discharging directly into the St Lucie River via a washed-out low area consisting of dirt and gravel. Discharges from this basin are not treated nor attenuated. Stormwater in Basin 2 (1.31-acres) is captured in a series of inlets and directed offsite to the west discharging into the roadway swale (off-site Basin 5, 0.50-acres) via a bubble up structure. The offsite Basin 5, then conveys run-off to the north and eventually re-entering the subject property in Basin 3 (2.65-acres) via low pavement grades. Basin 3 receives stormwater from offsite Basin 5 as well as a system of interconnected inlets and pipes ultimately discharging directly to the St Lucie River via a pipe protruding through the docks to the east. Discharges from Basin 3 do not provide water quality treatment or attenuation. Discharges from Basin 4 (0.49-acres) sheet flow into the St Lucie River via a low area south of the subject parcel.

3.0 Drainage Calculation Summary

3.1 Project Description

The following Table 1 outlines the site details of the 7.00 acre developed parcel. Even though the site consists of 7.00 acres, off site flows that enter the site create a total basin area of 7.96 acres, which is divided into 5 sub basins.

Table 1-Site Details

Parcel ID	Size (acres)	Sec/Town/Range	Jurisdiction	Zone
32-37-41-004-020-00110-0	7.96*	32/37S/41E	City of Stuart	IND

*Drainage area includes off site flows which are directed through the site.

3.2 Datum

All elevations included on the project construction plans are in reference to the North American Vertical Datum 1988. The vertical datum conversion has been determined to be approximately 1.50 feet in the project area. This is used to convert NGVD to NAVD, in other words NGVD elevation minus 1.50 feet = NAVD elevation.

3.3 Proposed Stormwater Management System

The proposed stormwater management system for the site consists of a series of Low-Impact Development (LID) design concepts which include rain gardens, tree boxes, pervious pavement and sidewalk, a baffle box and bio-swales. Stormwater run-off from the site will either sheet flow to detention areas or be captured in a series of catch basins which are connected via underground pipes conveying to on site detention areas for treatment and attenuation.

Tree Boxes: Twelve tree boxes are proposed around the restaurant and pool area. Tree boxes are a compact bioretention system that captures and stores stormwater. The drainage calculations for the project do not consider the volume of run-off captured in the tree boxes.

Pervious Concrete/Pavement: Pervious concrete is proposed for all of the sidewalks within the project. Pervious pavement totaling 0.51 acres is proposed in the parking area west of the proposed boat barn. Pervious pavement totaling 0.15 acres is proposed for off-site parking. The pervious concrete and pavement are designed to allow for infiltration of stormwater through the surface and retained in void spaces created by the separation

of the coarse aggregate. Stormwater infiltrates through the voids and into the existing soils.

Bio-Swales: Bioswales are proposed in detention areas 1 thru 5. Bioswales are designed to capture and retain stormwater runoff, while also treating the stormwater by reducing phosphorus and nitrogen loading.

Rainwater Storage Tanks: Two 12,500-gallon storage tanks are proposed to the east of the boat barn. The storage tanks will capture a portion of the stormwater run-off generated from the roof. Stormwater in the storage tanks will then be used to wash down boats in the marina. The drainage calculations do not consider volume in the storage tanks as it is assumed that the storage tanks may be full at the onset of a rain event.

Exfiltration Trench: A 572 linear foot exfiltration trench is proposed to provide at least 0.5-inches of dry pretreatment. According to SFWMD guidelines, 0.5-inches of dry pretreatment is required for stormwater management systems that discharge to an Outstanding Florida Waterbody (OFW) which is the St Lucie River. The exfiltration trench also provides stormwater storage during a rain event, however this storage volume is excluded in the ICPR simulations. Please see Appendix B for further information on the exfiltration trench design.

Baffle Box: A nutrient separating baffle box is proposed in dry detention area 6. The baffle box will collect and store debris in a dry state as to limit the nutrient loading prior to offsite discharge. Total suspended solids will be reduced by the multiple chambers in the baffle box.

The area contributing run-off to the stormwater management system consists of 7.70 acres, which includes off-site development along Flagler Ave that contributes run-off to the system. Offsite flows conveyed through the site will be treated and attenuated, since the applicant is proposing offsite improvements which are denoted as Basins 4 and 5 in the pre-development condition. An off-site basin totaling 0.28-acres (partially Basin 4 in

the pre-development condition) sheet flows stormwater to the St Lucie River. This off-site basin is reduced in size due to the proposed pervious pavement parking area along Flagler Ave. Stormwater flows from the off-site basin are not attenuated nor treated.

The boat barn is a storage structure that is designed to allow for stormwater to enter through grated openings during a major rain event. The finished floor of the boat barn is at 6.00 NAVD which is equivalent to the base flood elevation. The boat barn is designed with a gravel floor that will allow infiltration into the soil. The storage component of the boat barn will have a finished floor elevation of 7.00, which is one-foot above the base flood elevation for this section of the property.

3.4 Land Use Tables

The following Tables 2 thru 6 outline the pre-development land use divided into drainage basins. Table 7 outlines the post development land use for the project. All drainage basins in the pre-development condition are consolidated into one drainage basin in the post development condition.

Table 2-Pre-Development Land Use Basin 1

Land Use	Area (ac)	Percentage of Site (%)
Impervious (Pavement Concrete)	0.16	5.43%
Building	0.35	11.65%
Pervious (not including wetlands)	2.51	83.10%
Basin 1 Area	3.03	100

Table 3-Pre-Development Land Use Basin 2

Land Use	Area (ac)	Percentage of Site (%)
Impervious (Pavement Concrete)	0.86	65.65%
Building	0.15	11.45%
Pervious (not including wetlands)	0.30	22.90%
Basin 2 Area	1.31	100

Table 4-Pre-Development Land Use Basin 3

Land Use	Area (ac)	Percentage of Site (%)
Impervious (Pavement Concrete)	1.00	37.74%
Building	0.79	29.81%
Pervious (not including wetlands)	0.86	32.45%
Basin 3 Area	2.65	100

Table 5-Pre-Development Land Use Basin 4

Land Use	Area (ac)	Percentage of Site (%)
Impervious (Pavement Concrete)	0.08	16.33%
Pervious (not including wetlands)	0.41	83.67%
Basin 4 Area	0.49	100

Table 6-Pre-Development Land Use Basin 5

Land Use	Area (ac)	Percentage of Site (%)
Impervious (Pavement Concrete)	0.28	56.00%
Pervious (not including wetlands)	0.22	44.00%
Basin 5 Area	0.50	100

Table 7-Post Development On-Site Land Use

Land Use	Area (ac)	Percentage of Site (%)
Boat Barn Including Storage	2.52	32.73%
Building	0.277	3.60%
Pervious Pavement	0.51	6.62%
Pavement	1.94	25.19%
Pervious Sidewalk	0.29	3.76%
Pool	0.095	1.22%
Stormwater Management Area	0.87	11.30%
Landscaping	1.20	15.58%
On-Site Area:	7.70	100

Table 8-Post Development Off-Site Land Use

Land Use	Area (ac)	Percentage of Site (%)
Impervious (Pavement Concrete)	0.00	0.00%
Pervious (not including wetlands)	0.28	100.00%
Off-Site Area	0.28	100

3.5 Control Elevation

The control elevation for the project is at 0.00 NAVD. A geotechnical report completed by Universal Engineering Sciences provides additional supporting data for the water table elevation of the project. The following Table 8 summarizes the ground water for the site.

Table 9-Control Elevation Calculation

Boring	Existing Elevation	Depth to Water Table	Below Surface
AB 5-2	2.5 NAVD	0 ft Below Grade	2.5
5,1	3.4 NAVD	0.4 ft Below Grade	3.0
30-1	2.5 NAVD	-3.5 ft Below Grade	6.0
40-1	2.9 NAVD	-3.1 ft Below Grade	6.0
40-2	3.0 NAVD	-3.0 ft Below Grade	6.0
40-3	3.2 NAVD	-2.8 ft Below Grade	6.0
40-4	3.3 NAVD	0 ft Below Grade	3.3
40-7	2.0 NAVD	-1.8 ft Below Grade	3.8
40-8	3.4 NAVD	0.4 ft Below Grade	3.0
40-9	2.8 NAVD	-1.2 ft Below Grade	4.0
40-10	3.1 NAVD	-2.9 ft Below Grade	6.0
40-11	3.6 NAVD	-2.4 ft Below Grade	6.0
40-12	3.7 NAVD	-3.3 ft Below Grade	7.0
50-4	3.2 NAVD	-0.2 ft Below Grade	3.4
Average	3.04 NAVD	-1.67 ft Below Grade	4.71

The average water table elevation based on the boring data is -1.67 NAVD. Site borings were completed on September 20th, 2021; therefore, it is expected that the groundwater elevations are the seasonal high water table elevations. A conservative approach was used in determining the control elevation for the site; therefore, the control elevation is set at 0.00 NAVD.

3.6 Tailwater

The tailwater condition for the stormwater management system is controlled by the elevations of the St. Lucie River. The following Table 9 is data gathered from the tidal data provided by NOAA. Please see Appendix A for further information on the tidal data.

Table 10-NOAA Tidal Data

Station	8722357, Stuart, St. Lucie River, FL
Control Station	8723170 Miami Beach, FL
Epoch	1983-2001
Datum	NAVD88
Mean Sea Level	-0.81
Mean High Water	-0.39
Mean Higher-High Water	-0.28

3.7 Water Quality Treatment

The project proposes to treat 150% of the required water quality treatment for an Outstanding Florida Waterbody (OFW) based on the controlling factor of 2.5 inches times the percent impervious. Water quality treatment for the site is proposed to be treated in a combination of exfiltration trenches, dry retention/detention areas, a baffle box and bio swales prior to discharging to the St Lucie River. Based on the proposed weir elevation of 3.10 NAVD, the project expects to treat 0.93 ac-ft of water quality volume. This is greater than the required 0.90 ac-ft of treatment volume based on 2.5 inches times

percent impervious area. Please see Appendix B for further information regarding the drainage calculations for the site.

The following Table 10 outlines the water quality requirements for the project. The water quality treatment volume is based on the South Florida Water Management District's criteria for an Outstanding Florida Waterbody. Since the stormwater system is a detention system, the required water quality standard has been reduced by 25%.

Table 11-Water Quality Treatment Volume

	1-inch Over the Project Area	2.5-inches Times Percent Impervious
Water Quality Treatment Volume (ac-ft)	0.61	0.90

3.8 Discharge Rates

A pre vs post discharge rate analysis was conducted on the site using the 3-year/1-day, 5-year/1-day, 10-year/3-day and 25-year/3-day storm event simulations in the ICPR model. The following tables outline the results of the simulations. Please see Appendix C for further information regarding the results of the simulations.

Table 12-3-Year/1-Day Storm Event Results

Basin	Pre-Development	Post Development (Includes On-Site and Off-Site Basins)	Post Development Max Stage
Basin 1	1.38 cfs	2.52 cfs	4.34 NAVD
Basin 2, 3, 5	3.31 cfs	-	-
Basin 4	0.00 cfs	-	-
Total:	4.69 cfs	2.52 cfs	-

Table 13-5-year/1-day Storm Event Results

Basin	Pre-Development	Post Development (Includes On-Site and Off-Site Basins)	Post Development Max Stage
Basin 1	2.21 cfs	3.02 cfs	4.59 NAVD
Basin 2, 3, 5	4.56 cfs	-	-
Basin 4	0.00 cfs	-	-
Total:	6.77 cfs	3.02 cfs	-

Table 14-10-year/3-day Storm Event Results

Basin	Pre-Development	Post Development (Includes On-Site and Off-Site Basins)	Post Development Max Stage
Basin 1	6.83 cfs	9.45 cfs	4.89 NAVD
Basin 2, 3, 5	8.13 cfs	-	-
Basin 4	0.11 cfs	-	-
Total:	15.07 cfs	9.45 cfs	-

Table 15-25-year/3-day Storm Event Discharge Rates

Basin	Pre-Development	Post Development (Includes On-Site and Off-Site Basins)	Post Development Max Stage
Basin 1	8.60 cfs	12.47 cfs	4.98 NAVD
Basin 2, 3, 5	9.18 cfs	-	-
Basin 4	0.51 cfs	-	-
Total:	18.29 cfs	12.47 cfs	-

Since Basin 2 outfalls to Basin 5, which outfalls to Basin 3, only the discharge from Basin 3 to the St Lucie River is analyzed amongst these three basins. The total discharge rate for the project is the total discharge from Basins 1, 3 and 4. The post development discharge rate for the off-site basin (0.28-acres) is 0 cfs as all stormwater in this basin is infiltrated into the soil for all storm frequencies.

3.9 Minimum Road and Parking

The minimum road and parking elevation for the site was determined based on the results of the ICPR simulation for the 10-year 1 day storm event. The maximum stage of the 10-year 1 day storm event is provided in the following Table 15. The project proposes a minimum road and parking elevation of 4.80 NAVD. Please see Appendix C for further details on the ICPR simulation inputs and results.

Table 16-Minimum Road Elevation

ICPR Result	Proposed Minimum Road
4.64 NAVD	4.80 NAVD

3.10 Minimum Finished Floor

The minimum finished floor elevation for the project is determined by the results of the ICPR simulation of the 100-year 3-day storm event. The maximum stage of the 100-year 3-day storm event is provided in the following Table 16. The project proposes minimum finished floor elevations of 7.00 NAVD and 8.00 NAVD. The storage area, existing building and fitness center will have a finished floor elevation of 7.00 NAVD. The restaurant, ship store, and fitness center will have a finished floor elevation of 8.00 NAVD. The boat barn will have a finished floor elevation of 6.00 NAVD. The boat barn will be designed with a gravel floor and vents allowing it to flood during a major storm event.

Table 17-Minimum Finished Floor Elevation

ICPR Result	Minimum FFE	Boat Barn FFE
6.27 NAVD	7.00/8.00 NAVD	6.00 NAVD

The project site is located within FEMA flood zones AE5 and AE6. The City of Stuart Land Development Code states that finished floor elevations for buildings shall be higher than 2 feet above FEMA flood zones and/or 18-inches above adjacent road crown. The proposed minimum finished floor elevation for the project meets both of those conditions.

3.11 Control Structure

The control structure for the site is a modified FDOT Type C inlet with a three-inch circular bleeder set at the control elevation of 0.00 NAVD and a 2 foot by 0.25-foot water quality slot set at 3.10 NAVD. The rim of the structure is at 4.50 NAVD which provides relief during a major storm event. The structure is located in dry detention area 6 with an outfall via an 18-inch pipe to the St Lucie River.

3.12 City of Stuart 72-Hour Recovery Analysis

According to the City of Stuart code, a stormwater management system has to demonstrate recovery of the detention volume within 72 hours for treatment for a successive rain event. At hour 73, the stage has receded to 3.14 NAVD, which is when the demonstration begins. In 72-hours (hour 145), the stage is at an elevation of 0.00 NAVD. The stormwater management system for the site is capable of recovering the entire detention volume at hour 99, which is only 27 hours from the start of the demonstration. During a successive rain event, the stormwater management system for the site is capable of providing the entire water quality treatment volume, which is the volume between the bleeder and the weir.

3.13 Dry Pre-treatment

South Florida Water Management District guidelines state that discharges into an Outstanding Florida Waterbody (OFW) such as the St Lucie River require 0.5-inches of dry pre-treatment. The proposed exfiltration trench is capable of providing 0.85 ac-feet of treatment volume. The project is required to treat 0.332 ac-feet of volume. The additional volume in the exfiltration trench is used to store additional stormwater during a rain event. Since the site has favorable Class A soils and a hydraulic conductivity (K-value) of approximately 0.000283 K cfs/ft²-ft head, infiltration is expected to occur rapidly. The storage volume in the exfiltration trench is not counted towards stormwater capacity.

3.14 Net Improvement

A net improvement analysis was completed on the project to demonstrate that total nitrogen and phosphorus loading is reduced in the post development condition. The exfiltration trench provides the necessary retention volume to achieve net improvement for the project. The exfiltration trench is capable of providing 1.30 inches of treatment volume as the only BMP for the site. Please see Appendix B for further information on the net improvement calculations in the BMPTrains model.

4.0 Conclusion

The Atlantic Point Marina project proposes to meet all of the water quality and quantity guidelines outlined in the City of Stuart land development code and the Basis of Review by the South Florida Water Management District. The project proposes to incorporate Low Impact Development (LID) to protect the water quality of the St Lucie River as well as reducing the total nitrogen and phosphorus loads discharging into the river. The stormwater management system for the site will provide a half inch of dry pre-treatment in the form of exfiltration trenches. All supporting documentation is provided in the attached appendices.

Appendix A: Basin Maps and Basin Information

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY EDC, INC. SHALL BE WITHOUT LIABILITY TO EDC, INC.

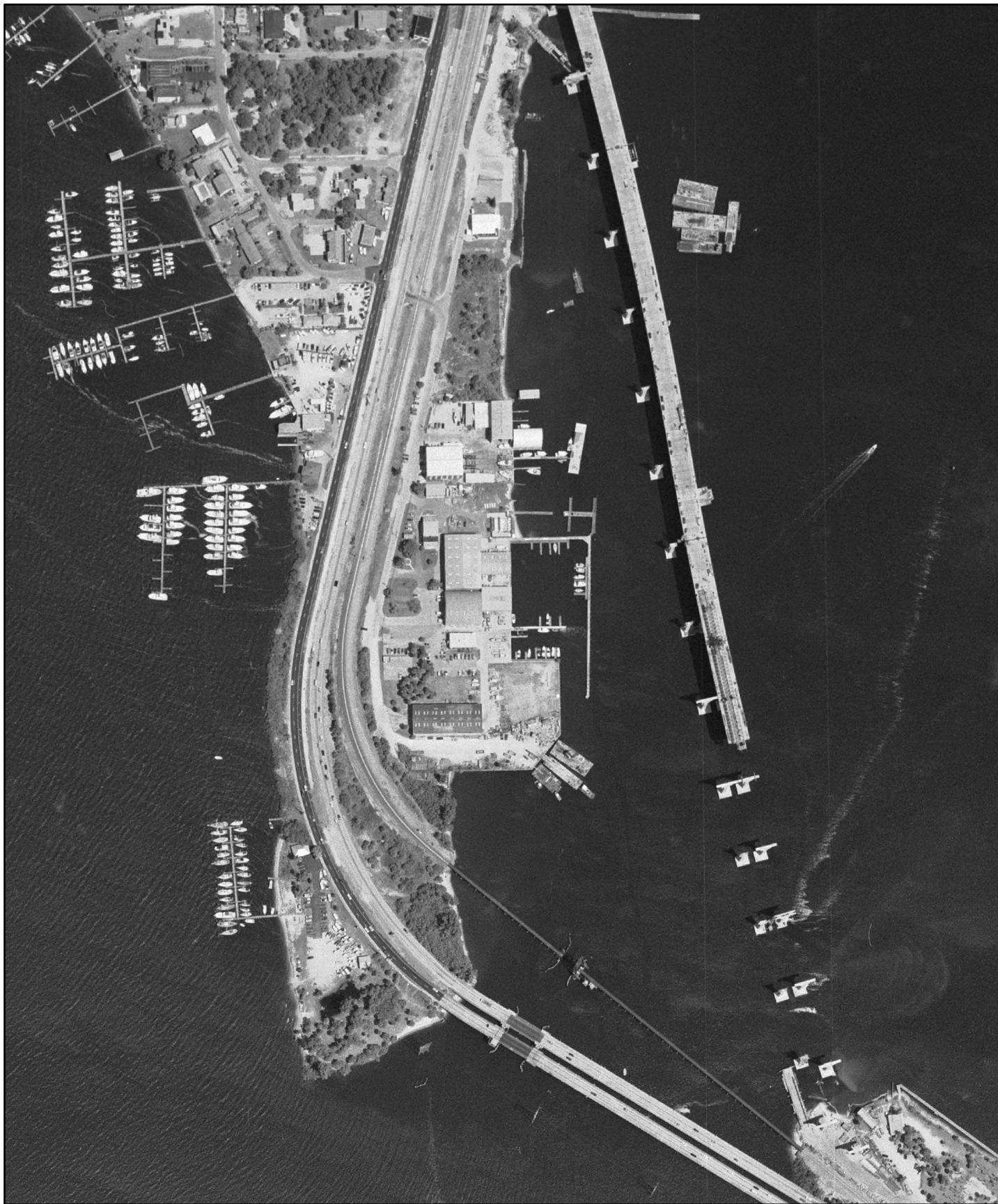
1966



1974



1996



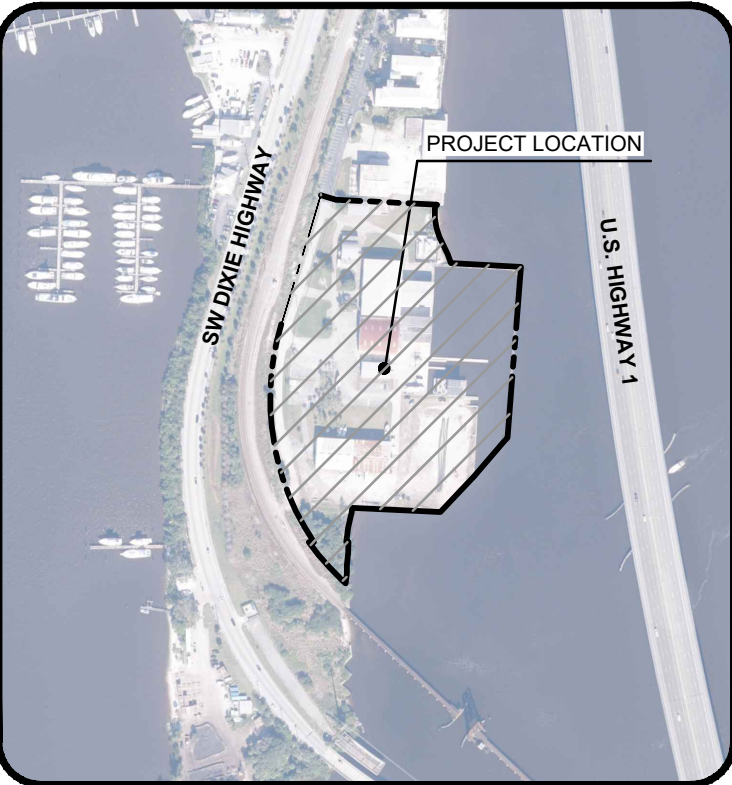
1969



1986



2021



VICINITY MAP
SCALE: 1" = 500'

NOTE: AERIALS ARE NOT TO SCALE



**ENGINEERS & SURVEYORS
ENVIRONMENTAL**

10250 VILLAGE PARKWAY
SUITE 201
PORT ST. LUCIE, FL 34987
772-462-2455
www.edc-inc.com

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DESIGNED BY	VER	DRAWN BY	FILE NAME	PRELIM ENG	LAYOUT	SCALE	DATE
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ATLANTIC POINT MARINA

HISTORICAL AERIALS

CITY OF STUART

FLORIDA



10250 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455

21-393

1 OF 1

(DATE)

REVISION COMMENTS

DATE

BASIN 1
Almost all storm water sheet flows directly to the South boundary of Basin 1 and directly into the St. Lucie River.

BASIN 2
Storm water sheet flows toward middle of Basin 2 and into an existing catch basin with rim elevation at 2.24' then flows through an existing 12" RCP pipe to Basin 5, where it joins with Basin 5 storm water.

BASIN 3
Stormwater sheet flows to existing catch basin with rim elevation at 2.49' then switches to channelized flow through a 12" RCP pipe to the ultimate outflow annotated on the map.

BASIN 4
Stormwater sheet flows to South-West corner of basin where it flows directly into the St. Lucie River.

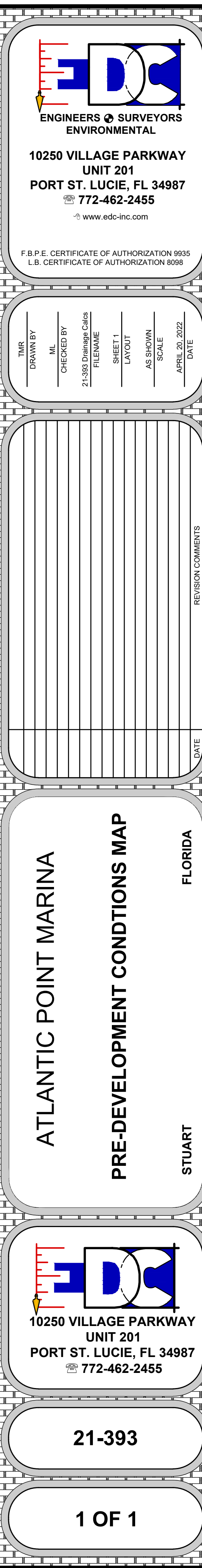
BASIN 5
Storm water sheet flow, is joined by Basin 2 outflow and sheet flows into Basin 3 where the storm water will flow into existing storm water system and outflow into the St. Lucie River.

DISCHARGE RATES
3-year/1-day storm
Outflow = 4.69 cfs

5-year/1-day storm
Outflow = 6.77 cfs

10-year/3-day storm
Outflow = 15.07 cfs

25-year/3-day storm
Outflow = 18.29 cfs



ON-SITE BASIN
On-Site basin includes all property within the site boundary as well as the redeveloped portion of Flagler Ave. Stormwater from this basin is routed through a control structure with a single outfall as shown on this plan.

OFF-SITE BASIN
Off-Site basin reduced to 0.28-acres in the post development condition. Flows from this basin continue to outfall in the same location as the pre-development condition. Flows from this basin are not attenuated nor treated.

DISCHARGE RATES
(INCLUDES OFF-SITE BASIN)
3-year/1-day storm
Outflow = 2.52 cfs

5-year/1-day storm
Outflow = 3.02 cfs

10-year/3-day storm
Outflow = 9.45 cfs

25-year/3-day storm
Outflow = 12.47 cfs

OFF-SITE BASIN
0.41 ACRES
IMPERVIOUS = 0.00 ACRES
PERVIOUS = 0.28 ACRES
Tc = 10 min.
CN = 49

ON-SITE BASIN
7.70 ACRES
IMPERVIOUS (pavement and building) = 5.23 ACRES
PERVIOUS = 2.47 ACRES
Tc = 22 min.
CN = 88

F.E.C. RAILWAY

FLAGLER AVE.

ST. LUCIE RIVER

ST. LUCIE RIVER



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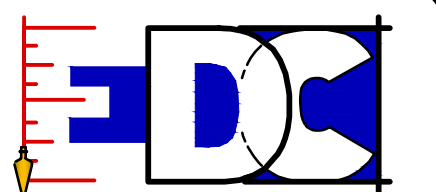
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FILE NAME	SHEET 1
LAYOUT	AS SHOWN
SCALE	1" = 40'
DATE	APRIL 20, 2022

ATLANTIC POINT MARINA

POST DEVELOPMENT CONDITIONS MAP

FLORIDA

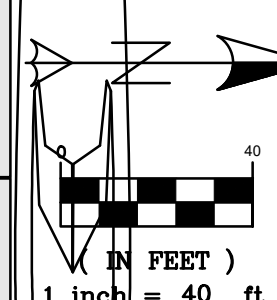
STUART



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UNIT 201
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21-393

1 OF 1

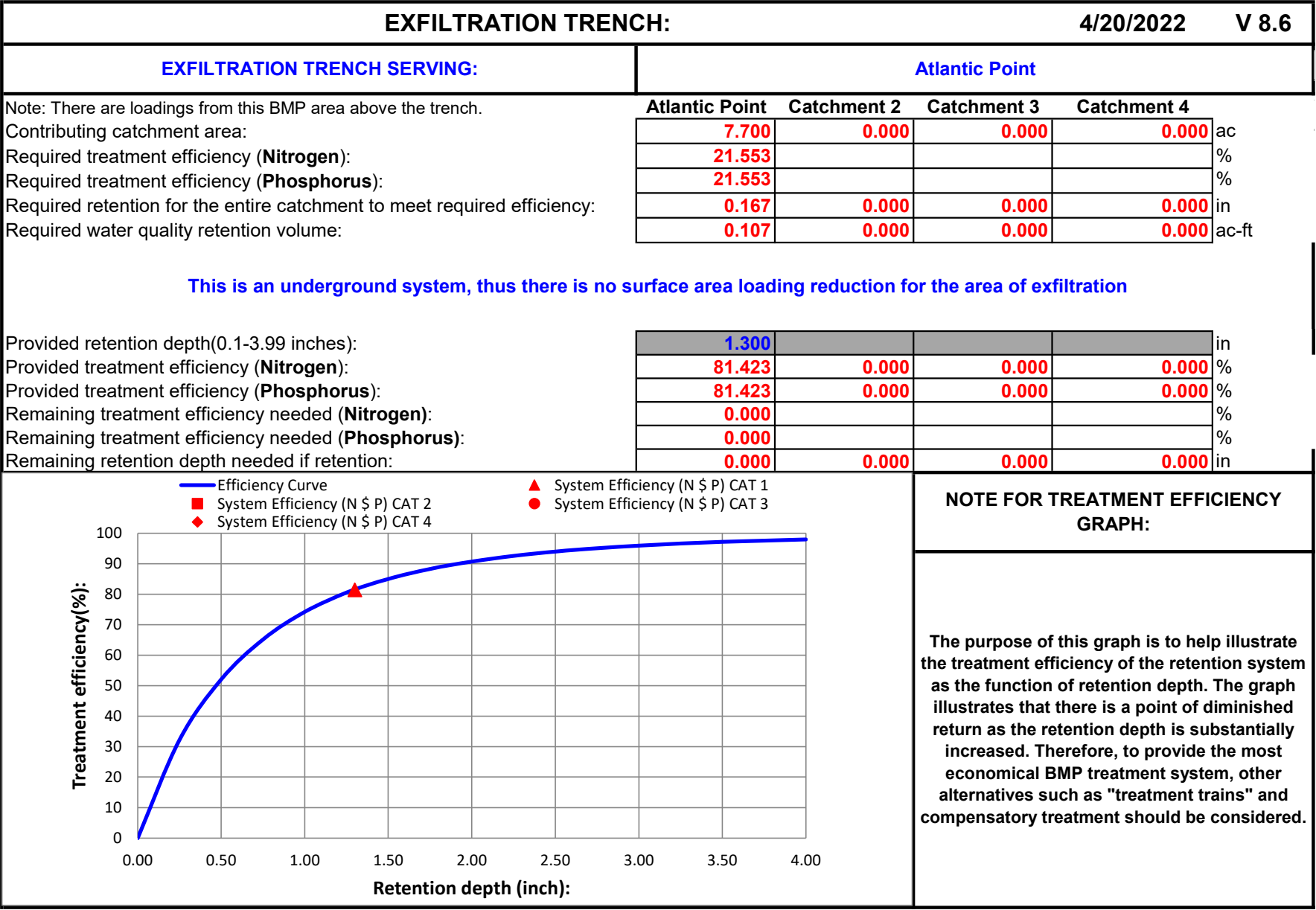


Appendix B: Drainage Calculations

GENERAL SITE INFORMATION: V 8.6		GO TO INTRODUCTION PAGE	4/20/2022	Blue Numbers = Red Numbers =	Input data Calculated or Carryover
Select the appropriate Meteorological Zone, input the appropriate Mean Annual Rainfall amount and select the type of analysis		NAME OF PROJECT Atlantic Point		HELP Rainfall	
Meteorological Zone (Please use zone map): Mean Annual Rainfall (Please use rainfall map): Type of analysis: Treatment efficiency (N, P) (ex 80 70 (no decimal points) use only for specified removal efficiency):		CLICK ON CELL BELOW TO SELECT Zone 2 55.00 Inches CLICK ON CELL BELOW TO SELECT Net improvement %		VIEW ZONE MAP VIEW MEAN ANNUAL RAINFALL MAP GO TO WATERSHED CHARACTERISTICS	
Select the STORMWATER TREATMENT ANALYSIS Button below to begin analyzing the effectiveness of Best Management Practices.			Model documentation and example problems.		
STORMWATER TREATMENT ANALYSIS Systems available for analysis: - Retention Basin with option for calculating effluent concentration - Wet Detention - Exfiltration Trench - Pervious Pavement - Stormwater Harvesting - Biofiltration - Greenroof - Rainwater Harvesting - Managed Aquatic Plants Detention - Vegetated Natural Buffer - Vegetated Filter Strip - Swale - Rain Garden - Tree Well - Lined reuse pond - User Defined BMP			There is a user's manual for the BMPTRAINS model. It can be downloaded from www.stormwater.ucf.edu . The results from the example problems shown in the manual however may not reflect current model results due to ongoing updates of the model.		
RESET INPUT FOR STORMWATER TREATMENT ANALYSIS			METHODOLOGY FOR CALCULATING REQUIRED TREATMENT EFFICIENCY		
			METHODOLOGY FOR RETENTION SYSTEMS		METHODOLOGY FOR WET DETENTION SYSTEMS
			METHODOLOGY FOR GREENROOF SYSTEMS		METHODOLOGY FOR WATER HARVESTING SYSTEMS

WATERSHED CHARACTERISTICS V 8.6		GO TO STORMWATER TREATMENT ANALYSIS		Blue Numbers =	Input data	LAND USES/EMC																		
SELECT CATCHMENT CONFIGURATION 4/20/2022		CLICK ON CELL BELOW TO SELECT CONFIGURATION		Red Numbers =	Calculated																			
For comingling, the off-site catchment must be upstream. The delay is only for retention BMPs and must be used in hours as measured by the time of concentration at a one inch/hour rain Delay [hrs] CATCHMENT NO.1 NAME: Atlantic Point max delay = 15 hrs. Pre-development land use: Light Industrial: TN=1.200 TP=0.260 with default EMCs Post-development land use: Light Industrial: TN=1.200 TP=0.260 with default EMCs Total pre-development catchment area: 7.980 AC Total post-development catchment or for BMP analysis: 7.700 AC Pre-development Non DCIA CN: 72.00 Pre-development DCIA percentage: 46.80 % Post-development Non DCIA CN: 88.00 Post-development DCIA percentage: 67.90 % Estimated BMP Area (No loading from this area) 0.870 AC		A - Single Catchment COMINGLING MULTI-LAND USE VIEW AVERAGE ANNUAL RUNOFF 'C' Factor VIEW EMC & FLUCCS GO TO GIS LANDUSE DATA		VIEW CATCHMENT CONFIGURATION GO TO GENERAL SITE INFORMATION PAGE OVERWRITE DEFAULT CONCENTRATIONS USING: PRE: mg/L POST: mg/L EMC(N): mg/L EMC(P): mg/L USE DEFAULT CONCENTRATIONS <table border="1"> <tr><td>Average annual pre runoff volume:</td><td> 15.141 </td><td>ac-ft/year</td></tr> <tr><td>Average annual post runoff volume (note no BMP area):</td><td> 19.301 </td><td>ac-ft/year</td></tr> <tr><td>Pre-development Annual Mass Loading - Nitrogen:</td><td> 22.408 </td><td>kg/year</td></tr> <tr><td>Pre-development Annual Mass Loading - Phosphorus:</td><td> 4.855 </td><td>kg/year</td></tr> <tr><td>Post-development Annual Mass Loading - Nitrogen:</td><td> 28.564 </td><td>kg/year</td></tr> <tr><td>Post-development Annual Mass Loading - Phosphorus:</td><td> 6.189 </td><td>kg/year</td></tr> </table>			Average annual pre runoff volume:	15.141	ac-ft/year	Average annual post runoff volume (note no BMP area):	19.301	ac-ft/year	Pre-development Annual Mass Loading - Nitrogen:	22.408	kg/year	Pre-development Annual Mass Loading - Phosphorus:	4.855	kg/year	Post-development Annual Mass Loading - Nitrogen:	28.564	kg/year	Post-development Annual Mass Loading - Phosphorus:	6.189	kg/year
Average annual pre runoff volume:	15.141	ac-ft/year																						
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CATCHMENT NO.2 NAME: CLICK ON CELL BELOW TO SELECT Pre-development land use: with default EMCs Post-development land use: with default EMCs Total pre-development catchment area: AC Total post-development catchment or BMP analysis area: AC Pre-development Non DCIA CN: Pre-development DCIA percentage: % Post-development Non DCIA CN: Post-development DCIA percentage: % Estimated BMP Area (No loading from this area) AC				OVERWRITE DEFAULT CONCENTRATIONS: PRE: mg/L POST: mg/L EMC(N): mg/L EMC(P): mg/L USE DEFAULT CONCENTRATIONS <table border="1"> <tr><td>Average annual pre runoff volume:</td><td> </td><td>ac-ft/year</td></tr> <tr><td>Average annual post runoff volume (note no BMP area):</td><td> </td><td>ac-ft/year</td></tr> <tr><td>Pre-development Annual Mass Loading - Nitrogen:</td><td> </td><td>kg/year</td></tr> <tr><td>Pre-development Annual Mass Loading - Phosphorus:</td><td> </td><td>kg/year</td></tr> <tr><td>Post-development Annual Mass Loading - Nitrogen:</td><td> </td><td>kg/year</td></tr> <tr><td>Post-development Annual Mass Loading - Phosphorus:</td><td> </td><td>kg/year</td></tr> </table>			Average annual pre runoff volume:		ac-ft/year	Average annual post runoff volume (note no BMP area):		ac-ft/year	Pre-development Annual Mass Loading - Nitrogen:		kg/year	Pre-development Annual Mass Loading - Phosphorus:		kg/year	Post-development Annual Mass Loading - Nitrogen:		kg/year	Post-development Annual Mass Loading - Phosphorus:		kg/year
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CATCHMENT NO.3 NAME: CLICK ON CELL BELOW TO SELECT Pre-development land use: with default EMCs Post-development land use: PLEASE SELECT LAND USE: with default EMCs Total pre-development catchment area: AC Total post-development catchment or BMP analysis area: AC Pre-development Non DCIA CN: Pre-development DCIA percentage: % Post-development Non DCIA CN: Post-development DCIA percentage: % Estimated BMP Area (no loading from this area) AC				OVERWRITE DEFAULT CONCENTRATIONS: PRE: mg/L POST: mg/L EMC(N): mg/L EMC(P): mg/L USE DEFAULT CONCENTRATIONS <table border="1"> <tr><td>Average annual pre runoff volume:</td><td> </td><td>ac-ft/year</td></tr> <tr><td>Average annual post runoff volume (note no BMP area):</td><td> </td><td>ac-ft/year</td></tr> <tr><td>Pre-development Annual Mass Loading - Nitrogen:</td><td> </td><td>kg/year</td></tr> <tr><td>Pre-development Annual Mass Loading - Phosphorus:</td><td> </td><td>kg/year</td></tr> <tr><td>Post-development Annual Mass Loading - Nitrogen:</td><td> </td><td>kg/year</td></tr> <tr><td>Post-development Annual Mass Loading - Phosphorus:</td><td> </td><td>kg/year</td></tr> </table>			Average annual pre runoff volume:		ac-ft/year	Average annual post runoff volume (note no BMP area):		ac-ft/year	Pre-development Annual Mass Loading - Nitrogen:		kg/year	Pre-development Annual Mass Loading - Phosphorus:		kg/year	Post-development Annual Mass Loading - Nitrogen:		kg/year	Post-development Annual Mass Loading - Phosphorus:		kg/year
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Pre-development Annual Mass Loading - Nitrogen:		kg/year																						
Pre-development Annual Mass Loading - Phosphorus:		kg/year																						
Post-development Annual Mass Loading - Nitrogen:		kg/year																						
Post-development Annual Mass Loading - Phosphorus:		kg/year																						
CATCHMENT NO.4 NAME: CLICK ON CELL BELOW TO SELECT Pre-development land use: with default EMCs Post-development land use: PLEASE SELECT LAND USE: with default EMCs Total pre-development catchment area: AC Total post-development catchment or BMP analysis area: AC Pre-development Non DCIA CN: Pre-development DCIA percentage: % Post-development Non DCIA CN: Post-development DCIA percentage: % Estimated BMP Area (no loading from this area) AC				OVERWRITE DEFAULT CONCENTRATIONS: PRE: mg/L POST: mg/L EMC(N): mg/L EMC(P): mg/L USE DEFAULT CONCENTRATIONS <table border="1"> <tr><td>Average annual pre runoff volume:</td><td> </td><td>ac-ft/year</td></tr> <tr><td>Average annual post runoff volume (note no BMP area):</td><td> </td><td>ac-ft/year</td></tr> <tr><td>Pre-development Annual Mass Loading - Nitrogen:</td><td> </td><td>kg/year</td></tr> <tr><td>Pre-development Annual Mass Loading - Phosphorus:</td><td> </td><td>kg/year</td></tr> <tr><td>Post-development Annual Mass Loading - Nitrogen:</td><td> </td><td>kg/year</td></tr> <tr><td>Post-development Annual Mass Loading - Phosphorus:</td><td> </td><td>kg/year</td></tr> </table>			Average annual pre runoff volume:		ac-ft/year	Average annual post runoff volume (note no BMP area):		ac-ft/year	Pre-development Annual Mass Loading - Nitrogen:		kg/year	Pre-development Annual Mass Loading - Phosphorus:		kg/year	Post-development Annual Mass Loading - Nitrogen:		kg/year	Post-development Annual Mass Loading - Phosphorus:		kg/year
Average annual pre runoff volume:		ac-ft/year																						
Average annual post runoff volume (note no BMP area):		ac-ft/year																						
Pre-development Annual Mass Loading - Nitrogen:		kg/year																						
Pre-development Annual Mass Loading - Phosphorus:		kg/year																						
Post-development Annual Mass Loading - Nitrogen:		kg/year																						
Post-development Annual Mass Loading - Phosphorus:		kg/year																						

STORMWATER TREATMENT ANALYSIS:		V 8.6	GO TO GENERAL SITE INFORMATION PAGE		Blue Numbers =	Input data
					Red Numbers =	Calculated
If not done, specify pre- and post-development watershed characteristics.			4/20/2022			
GO TO WATERSHED CHARACTERISTICS						
Total Required Treatment Efficiency: Required Treatment Eff (Nitrogen): 22 % Required Treatment Eff (Phosphorus): 22 %			1			
Select one of the BMPs below to analyze efficiency or review the summary data.						
RETENTION BASIN	WET DETENTION / MAP	EXFILTRATION TRENCH	RAIN GARDEN / depression storage	SWALE	USER DEFINED BMP	
PERVIOUS PAVEMENT	STORMWATER HARVESTING	FILTRATION	View Media Mixes	NOTE !!!: All individual system must be sized prior to being analyzed in conjunction with other systems. Please read instructions in the CATCHMENT AND TREATMENT SUMMARY RESULTS tab for more information.		
GREENROOF	RAINWATER HARVESTING	LINED REUSE POND & UNDERDRAIN INPUT	GO TO COST ANALYSIS WORKSHEET			
VEGETATED NATURAL BUFFER	VEGETATED FILTER STRIP	TREE WELL	CATCHMENT AND TREATMENT SURFACE			



CATCHMENTS AND TREATMENT SURFACE DISCHARGE SUMMARY

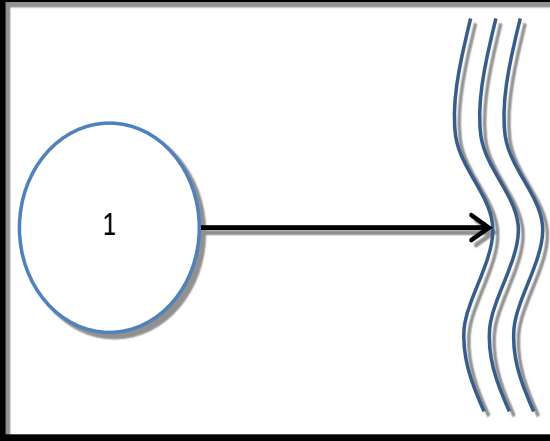
V 8.6

CALCULATION METHODS:

1. The effectiveness of each BMP in a single catchment is converted to an equivalent capture volume.
2. Certain BMP treatment train combinations have not been evaluated and in practice they are at this time not used, an example is a greenroof following a tree well.
3. Wet detention is last when used in a single catchment with other BMPs, except when followed by filtration

PROJECT TITLE	Atlantic Point	Optional Identification	Stormwater Management System	
	Atlantic Point	Catchment 2	Catchment 3	Catchment 4
BMP Name	Exfiltration Trench			
BMP Name				
BMP Name				

Surface Water Discharge Summary Performance of Entire Watershed

Catchment Configuration	A - Single Catchment	Treatment Objectives or Target for TN MET TP MET	4/20/2022
Nitrogen Pre Load (kg/yr)	22.41		BMPTRAINS MODEL
Phosphorus Pre Load (kg/yr)	4.85		
Nitrogen Post Load (kg/yr)	28.56		
Phosphorus Post Load (kg/yr)	6.19		
Target Load Reduction (N) %	22		
Target Load Reduction (P) %	22		
Target Discharge Load, N (kg/yr)	22.28		
Target Discharge Load, P (kg/yr)	4.83		
Provided Overall Efficiency, N (%):	81		
Provided Overall Efficiency, P (%):	81		
Discharged Load, N (kg/yr & lb/yr):	5.31	11.69	
Discharged Load, P (kg/yr & lb/yr):	1.15	2.53	
Load Removed, N (kg/yr & lb/yr):	23.26	51.23	
Load Removed, P (kg/yr & lb/yr):	5.04	11.10	

EXFILTRATION TRENCH DESIGN

Methodology per SFWMD ERP Permit Information Manual, March 2014

Volumetric Parameters

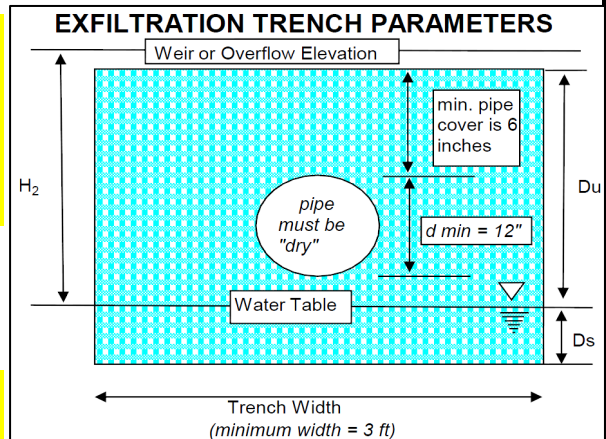
Water quality volume, V_{wq} (Ac-ft)	0.900	
Water quality volume, V_{wq} (Ac-in)	10.80	
Additional Volume, V_{add} (Ac-ft)	0.000	* Additional retention storage volume as required to meet water quality standards
Additional Volume, V_{add} (Ac-in)	0.00	
Total exfiltration volume, V (Ac-ft)	0.90	
Total exfiltration volume, V (Ac-in)	10.80	

Basin Hydrology & Soil Parameters

Hydraulic conductivity, K (cfs/ft ² -ft head)	2.83E-04	* From geotechnical report
Basin area, A (Ac)	7.87	
Basin soil storage, S (in)	9.00	* Input S value from basin calcs sheet
Basin curve number, CN	53	
Design rainfall, P (in)	11.00	* Input design storm rainfall
Exfiltration storage depth, d_{exf} (in)	1.37	= V / A
Exfiltration rainfall depth, P_{exf} (in)	9.63	= $P - d_{exf}$
Exfiltration soil storage, S_{exf} (in)	10.37	= $S + d_{exf}$
Exfiltration curve number, CN_{exf}	49	* Adjusted CN for ICPR Routing Model

Exfiltration Trench Parameters

Trench top elevation, EL_{top} (ft-datum)	3.50
Bubble Up-Dry Detention, EL_{inv} (ft-datum) (Weir)	5.00
Trench bottom elevation, EL_{bot} (ft-datum)	0.00
Trench width, W (ft)	6.00
Wet Season High Water Table (ft-datum)(CE)	0.00
Head on saturated surface, H_2 (ft)	5.00
Unsaturated trench depth, D_u (ft)	3.50
Saturated trench depth, D_s (ft)	0.00
Perforated pipe invert, (ft-datum)	1.00
Perforated pipe diameter, (in)	24



Governing Equations

If $D_s < D_u$, and $W < 2*(D_s + D_u)$	Yes Yes	$L = \frac{V}{k \times (H_2 * W + 2 * H_2 * D_u - D_u^2 + 2 * H_2 * D_s) + (1.39 \times 10^{-4} * W * D_u)}$
If $D_s > D_u$, or $W > 2*(D_s + D_u)$	No No	$L = \frac{V}{k \times (2 * H_2 * D_u - D_u^2 + 2 * H_2 * D_s) + (1.39 \times 10^{-4} * W * D_u)}$

Calculations and Results

Calculated trench length required, L (ft)	605.1
Proposed trench length, L (ft)	572.0
Volume treated, V (Ac-ft)	0.85
Volume remaining to be treated (Ac-ft)	0.05
Proposed storage depth, d (in)	1.30

Pre Development Stormwater Calculations - Pre-Basin 1

Project: **Atlantic Point**
 Project #: **21-393**

Engineer: **MDL**
 Date: **4/20/2022**
 Revised:

Land Use Table

Use	Imp. (ac)	Pervious (ac)	Total (ac)
Buildings =	0.35	0.00	0.35
Pavement =	0.16	0.00	0.16
Wet Detention Area (Lake) =	0.00	0.00	0.00
Developed Compacted Open Space =	0.00	2.51	2.51

TOTAL =	0.52	2.51	3.03
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Stage-Area Table

:see stage-storage chart for information.

Find Curve Number:

Avg. Pervious Ground El. =	3.05
Avg. Seasonal High Water Table =	-1.67
Control Elevation =	0.00
Distance to Water Table =	4.00

Land Use and CN Calcs

Land Use	Area	Soil Grp	CN	Product	NRCS Cover
Pavement =	0.16	N/A	98	16	Impervious
Developed Compacted Open Space =	2.51	A	49	123	Open - Good
Buildings =	0.35	N/A	98	34	Impervious
TOTAL =	3.03			174	
Weighted CN =				57	

* Stormwater BMP Area considered impervious with CN = 98, per SFWMD ERP Manual 5.7.8

**Wetlands CN Based on recommended design value from SJRWMD Technical Publication 85-5 "A Guide to SCS Runoff Procedures"

Time of Concentration

The following formulas are per the SCS "Urban Hydrology for Small Watersheds" Technical Publication-55.

Sheet flow occurs over plane surfaces.

$$T_{sf} = \frac{0.007 * (n * L)^{.8}}{(P_o)^{.5} * (s)^{.4}}$$

T_{sf} = Time of Sheet Flow (hour)
 n = Mannings Roughness Coefficient
 s = Slope of Hydraulic Grade (feet/feet)
 L = Flow Length (feet)

After 300-feet sheet flow usually becomes shallow concentrated flow.

$$\begin{array}{ll} \text{(Unpaved)} & V = 16.1345 * (s)^{.5} \\ \text{(Paved)} & V = 20.3282 * (s)^{.5} \end{array}$$

s = Slope of Hydraulic Grade (feet/feet)
 V = Average Velocity (feet/second)

Use the velocity to solve for travel time.

$$T_t = \frac{L}{3600 * V}$$

T_t = Travel Time (hour)
 L = Flow Length (feet)
 V = Average Velocity (feet/second)

When determining flows in open channels use Manning's equation.

$$V = \frac{1.49 * r^{.67} * s^{.5}}{n}$$

r = Hydraulic Radius (feet) equal to a/p_w
 s = Slope of Hydraulic Grade (feet/feet)
 V = Average Velocity (feet/second)
 n = Mannings Roughness Coefficient
 a = cross sectional area (sq.ft.)
 p_w = wetted perimeter (feet)

* Use the velocity to solve for travel time with the formula above.

This following calculations for the project have a segmented travel flow line.

T_1 = On site (sheet flow).

Parameters for T_{1A} :

n =	0.011	coefficient
P_2 =	5.00	inches
s =	0.003	foot/foot
L =	300	feet

T_{1A} =	0.0831	hour	=	4.99	minutes
T_t =	0.0831	hour	=	5.0	

Parameters for T_{1b} :

n =	0.400	coefficient
P_2 =	5.00	inches
s =	0.003	foot/foot
L =	0	feet

T_{1b} =	0.0000	hour	=	0.00	minutes
T_t =	0.0000	hour	=	0.0	

Parameter for T_2 :

V = 0.883723

V =	1.91	
s =	0.003	foot/foot
L =	17	feet

T_1 =	0.0025	hour	=	0.15	minutes
T_t =	0.0025	hour	=	1.0	

TC= total $T_{1A}+T_{1B}+T_2$ 6.0 Used 10 minutes

Pre Development - Stage Storage Calculations - Pre-Basin 1

Land use Category	Storage Type	Area (ac.)	From Elev.	To Elev.	Cumulative Stage-Storage (ac-ft)											
					2.00	2.50	3.00	3.50	4.00	4.50	5.00	5.50	6.00	6.50	7.00	7.50
Asphalt & Concrete	Linear	0.16	4.50	5.90	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.06	0.13	0.21	0.30	0.38
Pervious	Linear	2.51	2.40	6.10	0.00	0.00	0.12	0.41	0.87	1.50	2.29	3.26	4.40	5.65	6.90	8.16
SURFACE STORAGE		2.67	Totals:		0.00	0.00	0.12	0.41	0.87	1.50	2.31	3.32	4.53	5.86	7.20	8.53
Building Pads		0.35	*Not included in Stage-storage calculations													
	Total:	3.03														

ICPR Volume to Area Conversion	
$A_2 = 2((V_2 - V_1) / (S_2 - S_1)) - A_1$	
Stage	Volume
2.00	0.00
2.50	0.00
3.00	0.12
3.50	0.41
4.00	0.87
4.50	1.50
5.00	2.31
5.50	3.32
6.00	4.53
6.50	5.86
7.00	7.20
7.50	8.53

Pre Development Stormwater Calculations - Pre-Basin 2

Project: **Atlantic Point**
Project #: **21-393**

Engineer: **MDL**
Date: **4/20/2022**
Revised:

Land Use Table

Use	Imp. (ac)	Pervious (ac)	Total (ac)
Buildings =	0.15	0.00	0.15
Pavement =	0.86	0.00	0.86
Developed Compacted Open Space =	0.00	0.30	0.30

TOTAL =	1.01	0.30	1.31
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Stage-Area Table

:see stage-storage chart for information.

Find Curve Number:

Avg. Pervious Ground El. =	3.05
Avg. Seasonal High Water Table =	-1.67
Control Elevation =	0.00
Distance to Water Table =	4.00

Land Use and CN Calcs

Land Use	Area	Soil Grp	CN	Product	NRCS Cover
Pavement =	0.86	N/A	98	84	Impervious
Developed Compacted Open Space =	0.30	A	49	15	Open - Good
Buildingss =	0.15	N/A	98	15	Impervious
TOTAL =	1.31			114	
Weighted CN =				87	

* Stormwater BMP Area considered impervious with CN = 98, per SFWMD ERP Manual 5.7.8

**Wetlands CN Based on recommended design value from SJRWMD Technical Publication 85-5 "A Guide to SCS Runoff Procedures"

Time of Concentration

The following formulas are per the SCS "Urban Hydrology for Small Watersheds" Technical Publication-55.

Sheet flow occurs over plane surfaces.

$$T_{sf} = \frac{.007 * (n * L)^8}{(P_2)^5 * (s)^4}$$

T_{sf} = Time of Sheet Flow (hour)
 n = Mannings Roughness Coefficient
 P_2 = 2-year 24-hour Rainfall (inches)
 s = Slope of Hydraulic Grade (feet/feet)
 L = Flow Length (feet)

After 300-feet sheet flow usually becomes shallow concentrated flow.

$$\begin{aligned} \text{(Unpaved)} \quad V &= 16.1345 * (s)^{-5} \\ \text{(Paved)} \quad V &= 20.3282 * (s)^{-5} \end{aligned}$$

T_{cf} = Time of Concentrated Flow (hour)
 s = Slope of Hydraulic Grade (feet/feet)
 V = Average Velocity (feet/second)

Use the velocity to solve for travel time.

$$T_t = \frac{L}{3600 * V}$$

T_t = Travel Time (hour)
 L = Flow Length (feet)
 V = Average Velocity (feet/second)

When determining flows in open channels use Manning's equation.

$$V = \frac{1.49 * r^{.67} * s^5}{n}$$

r = Hydraulic Radius (feet) equal to a/p_w
 s = Slope of Hydraulic Grade (feet/feet)
 V = Average Velocity (feet/second)
 n = Mannings Roughness Coefficient
 a = cross sectional area (sq.ft.)
 p_w = wetted perimeter (feet)

* Use the velocity to solve for travel time with the formula above.

This following calculations for the project have a segmented travel flow line.

T_1 = On site (sheet flow).

Parameters for T_{1A} :

n =	0.011	coefficient
P_2 =	5.00	inches
s =	0.007	foot/foot
L =	175	feet

T_{1A} =	0.0385	hour	=	2.31	minutes
T_t =	0.0385	hour	=	3.0	

Parameters for T_{1b} :

n =	0.011	coefficient
P_2 =	5.00	inches
s =	0.001	foot/foot
L =	0	feet

T_{1B} =	0.0000	hour	=	0.00	minutes
T_t =	0.0000	hour	=	0.0	

Parameter for T_2 :

V = 0.5102177

V =	1.43	
s =	0.001	foot/foot
L =	117	feet

T_1 =	0.0227	hour	=	1.36	minutes
T_t =	0.0227	hour	=	2.0	

TC = total $T_{1A} + T_{1B} + T_2$ 5.0 **Used 10 Minutes**

Pre Development - Stage Storage Calculations - Pre-Basin 2

Land use Category	Storage Type	Area (ac.)	From Elev.	To Elev.	Cumulative Stage-Storage (ac-ft)											
					2.50	3.00	3.50	4.00	4.50	5.00	5.50	6.00	6.50	7.00	7.50	8.00
Asphalt & Concrete	Linear	0.86	2.40	5.30	0.00	0.05	0.18	0.38	0.65	1.00	1.41	1.84	2.27	2.70	3.13	3.56
Pervious	Linear	0.30	4.10	5.40	0.00	0.00	0.00	0.00	0.02	0.09	0.23	0.38	0.53	0.68	0.83	0.98
SURFACE STORAGE		1.16	Totals:		0.00	0.05	0.18	0.38	0.67	1.09	1.64	2.22	2.80	3.37	3.95	4.53
Building Pads		0.15	*Not included in Stage-storage calculations													
	Total:	1.31														

ICPR Volume to Area Conversion	
$A_2 = 2((V_2 - V_1) / (S_2 - S_1)) - A_1$	
Stage	Volume
2.50	0.00
3.00	0.05
3.50	0.18
4.00	0.38
4.50	0.67
5.00	1.09
5.50	1.64
6.00	2.22
6.50	2.80
7.00	3.37
7.50	3.95
8.00	4.53

Pre Development Stormwater Calculations - Pre-Basin 3

Project: **Atlantic Point**
Project #: **21-393**

Engineer: **MDL**
Date: **4/20/2022**
Revised:

Land Use Table

Use	Imp. (ac)	Pervious (ac)	Total (ac)
Buildings =	0.79	0.00	0.79
Pavement =	1.00	0.00	1.00
Wet Detention Area (Lake) =	0.00	0.00	0.00
Developed Compacted Open Space =	0.00	0.86	0.86
TOTAL =	1.79	0.86	2.65

Stage-Area Table

:see stage-storage chart for information.

Find Curve Number:

Avg. Pervious Ground El. =	3.05
Avg. Seasonal High Water Table =	-1.67
Control Elevation =	0.00
Distance to Water Table =	4.00

Land Use and CN Calcs

Land Use	Area	Soil Grp	CN	Product	NRCS Cover
Pavement =	1.00	N/A	98	98	Impervious
Developed Compacted Open Space =	0.86	A	49	42	Open - Good
Buildings =	0.79	N/A	98	77	Impervious
TOTAL =	2.65			217	
Weighted CN =				82	

* Stormwater BMP Area considered impervious with CN = 98, per SFWMD ERP Manual 5.7.8

**Wetlands CN Based on recommended design value from SJRWMD Technical Publication 85-5 "A Guide to SCS Runoff Procedures"

Time of Concentration

The following formulas are per the SCS "Urban Hydrology for Small Watersheds" Technical Publication-55.

Sheet flow occurs over plane surfaces.

$$T_{sf} = \frac{.007 * (n * L)^8}{(P_2)^5 * (s)^4}$$

T_{sf} = Time of Sheet Flow (hour)
 n = Mannings Roughness Coefficient
 P_2 = 2-year 24-hour Rainfall (inches)
 s = Slope of Hydraulic Grade (feet/feet)
 L = Flow Length (feet)

After 300-feet sheet flow usually becomes shallow concentrated flow.

$$\begin{aligned} \text{(Unpaved)} \quad V &= 16.1345 * (s)^{-5} \\ \text{(Paved)} \quad V &= 20.3282 * (s)^{-5} \end{aligned}$$

T_{cf} = Time of Concentrated Flow (hour)
 s = Slope of Hydraulic Grade (feet/feet)
 V = Average Velocity (feet/second)

Use the velocity to solve for travel time.

$$T_t = \frac{L}{3600 * V}$$

T_t = Travel Time (hour)
 L = Flow Length (feet)
 V = Average Velocity (feet/second)

When determining flows in open channels use Manning's equation.

$$V = \frac{1.49 * r^{.67} * s^{.5}}{n}$$

r = Hydraulic Radius (feet) equal to a/p_w
 s = Slope of Hydraulic Grade (feet/feet)
 V = Average Velocity (feet/second)
 n = Mannings Roughness Coefficient
 a = cross sectional area (sq.ft.)
 p_w = wetted perimeter (feet)

* Use the velocity to solve for travel time with the formula above.

This following calculations for the project have a segmented travel flow line.

T_1 = On site (sheet flow).

Parameters for T_{1A} :

n =	0.011	coefficient
P_2 =	5.00	inches
s =	0.006	foot/foot
L =	40	feet

T_{1A} =	0.0126	hour	=	0.75	minutes
T_t =	0.0126	hour	=	1.0	

Parameters for T_{1b} :

n =	0.011	coefficient	Woods, Light underbrush
P_2 =	5.00	inches	
s =	0.006	foot/foot	
L =	26	feet	

T_{1B} =	0.0088	hour	=	0.53	minutes
T_t =	0.0088	hour	=	1.0	

Parameters for T_{1c} :

n =	0.011	coefficient	Woods, Light underbrush
P_2 =	5.00	inches	
s =	0.006	foot/foot	
L =	92	feet	

T_{1C} =	0.0244	hour	=	1.46	minutes
T_t =	0.0244	hour	=	2.0	

Parameter for T_2 :

V = 0.5102177

V =	1.43	
s =	0.001	foot/foot
L =	102	feet

$$T_1 = \boxed{0.0198} \text{ hour} = \boxed{1.19} \text{ minutes}$$

$$T_t = \boxed{0.0198} \text{ hour} = \boxed{2.0}$$

Parameters for T_{1d} :
 $n = 0.011$ coefficient Woods, Light underbrush
 $P_2 = 5.00$ inches
 $s = 0.002$ foot/foot
 $L = 80$ feet

$$T_{1B} = \boxed{0.0339} \text{ hour} = \boxed{2.04} \text{ minutes}$$

$$T_t = \boxed{0.0339} \text{ hour} = \boxed{3.0}$$

Parameter for T_{2b} :

$$V = 0.5102177$$

$$V = 1.43$$

$$s = 0.001 \text{ foot/foot}$$

$$L = 108 \text{ feet}$$

$$T_1 = \boxed{0.0210} \text{ hour} = \boxed{1.26} \text{ minutes}$$

$$T_t = \boxed{0.0210} \text{ hour} = \boxed{2.0}$$

$$TC = \text{total } T1A+T1B+T1C+T2+T1D+T2B \quad \boxed{11.0}$$

Pre Development - Stage Storage Calculations - Pre-Basin 3

Land use Category	Storage Type	Area (ac.)	From Elev.	To Elev.	Cumulative Stage-Storage (ac-ft)											
					1.00	1.50	2.00	2.50	3.00	3.50	4.00	4.50	5.00	5.50	6.00	6.50
Asphalt & Concrete	Linear	1.00	1.20	4.00	0.00	0.02	0.11	0.30	0.58	0.94	1.39	1.89	2.39	2.89	3.38	3.88
Pervious	Linear	0.86	1.20	4.30	0.00	0.01	0.09	0.23	0.45	0.73	1.09	1.51	1.94	2.37	2.80	3.23
SURFACE STORAGE		1.86	Totals:		0.00	0.03	0.20	0.53	1.03	1.67	2.48	3.40	4.32	5.25	6.18	7.11
Building Pads		0.79	*Not included in Stage-storage calculations													
	Total:	2.65														

ICPR Volume to Area Conversion	
$A_2 = 2((V_2 - V_1) / (S_2 - S_1)) - A_1$	
Stage	Volume
1.00	0.00
1.50	0.03
2.00	0.20
2.50	0.53
3.00	1.03
3.50	1.67
4.00	2.48
4.50	3.40
5.00	4.32
5.50	5.25
6.00	6.18
6.50	7.11

Pre Development Stormwater Calculations - Pre-Basin 4

Project: **Atlantic Point**
 Project #: **21-393**

Engineer: **MDL**
 Date: **4/20/2022**
 Revised:

Land Use Table

Use	Imp. (ac)	Pervious (ac)	Total (ac)
Buildings =	0.00	0.00	0.00
Pavement =	0.08	0.00	0.08
Wet Detention Area (Lake) =	0.00	0.00	0.00
Developed Compacted Open Space =	0.00	0.41	0.41

TOTAL =	0.08	0.41	0.49
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Stage-Area Table

:see stage-storage chart for information.

Find Curve Number:

Avg. Pervious Ground El. =	3.05
Avg. Seasonal High Water Table =	-1.67
Control Elevation =	0.00
Distance to Water Table =	4.00

Land Use and CN Calcs

Land Use	Area	Soil Grp	CN	Product	NRCS Cover
Pavement =	0.08	N/A	98	8	Impervious
Developed Compacted Open Space =	0.41	A	49	20	Open - Good
Buildings =	0.00	N/A	98	0	Impervious
TOTAL =	0.49			28	
Weighted CN =				57	

* Stormwater BMP Area considered impervious with CN = 98, per SFWMD ERP Manual 5.7.8

**Wetlands CN Based on recommended design value from SJRWMD Technical Publication 85-5 "A Guide to SCS Runoff Procedures"

Time of Concentration

The following formulas are per the SCS "Urban Hydrology for Small Watersheds" Technical Publication-55.

Sheet flow occurs over plane surfaces.

$$T_{sf} = \frac{.007 * (n * L)^8}{(P_2)^5 * (s)^4}$$

T_{sf} = Time of Sheet Flow (hour)
 n = Mannings Roughness Coefficient
 P_2 = 2-year 24-hour Rainfall (inches)
 s = Slope of Hydraulic Grade (feet/feet)
 L = Flow Length (feet)

After 300-feet sheet flow usually becomes shallow concentrated flow.

$$\begin{array}{l} \text{(Unpaved)} \quad V = 16.1345 * (s)^{.5} \\ \text{(Paved)} \quad V = 20.3282 * (s)^{.5} \end{array}$$

T_{cf} = Time of Concentrated Flow (hour)
 s = Slope of Hydraulic Grade (feet/feet)
 V = Average Velocity (feet/second)

Use the velocity to solve for travel time.

$$T_t = \frac{L}{3600 * V}$$

T_t = Travel Time (hour)
 L = Flow Length (feet)
 V = Average Velocity (feet/second)

When determining flows in open channels use Manning's equation.

$$V = \frac{1.49 * r^{.67} * s^{.5}}{n}$$

r = Hydraulic Radius (feet) equal to a/p_w
 s = Slope of Hydraulic Grade (feet/feet)
 V = Average Velocity (feet/second)
 n = Mannings Roughness Coefficient
 a = cross sectional area (sq.ft.)
 p_w = wetted perimeter (feet)

* Use the velocity to solve for travel time with the formula above.

This following calculations for the project have a segmented travel flow line.

T_1 = On site (sheet flow).

Parameters for T_{1A} :
 $n = 0.011$ coefficient
 $P_2 = 5.00$ inches
 $s = 0.006$ foot/foot
 $L = 0$ feet

$T_{1A} = 0.0000$ hour = 0.00 minutes
 $T_t = 0.0000$ hour = 0.0 minutes

Parameters for T_{1b} :
 $n = 0.011$ coefficient Woods, Light underbrush
 $P_2 = 5.00$ inches
 $s = 0.006$ foot/foot
 $L = 0$ feet

$T_{1B} = 0.0000$ hour = 0.00 minutes
 $T_t = 0.0000$ hour = 0.0 minutes

Parameters for T_{1c} :
 $n = 0.011$ coefficient Woods, Light underbrush
 $P_2 = 5.00$ inches
 $s = 0.006$ foot/foot
 $L = 0$ feet

$T_{1B} = 0.0000$ hour = 0.00 minutes
 $T_t = 0.0000$ hour = 0.0 minutes

Parameter for T2:
 $V = 0.5102177$

$V = 1.43$
 $s = 0.001$ foot/foot
 $L = 0$ feet

$T_1 = 0.0000$ hour = 0.00 minutes
 $T_t = 0.0000$ hour = 0.0 minutes

Parameters for T_{1d} :

$n = 0.011$

$P_2 = 5.00$

$s = 0.002$

$L = 0$

coefficient Woods, Light underbrush

inches

foot/foot

feet

T_{1B}	0.0000	hour	=	0.00	minutes
T_t	0.0000	hour	=	0.0	

Parameter for T2b:

$V = 0.5102177$

$V = 1.43$

$s = 0.001$

$L = 0$

foot/foot

feet

T_1	0.0000	hour	=	0.00	minutes
T_t	0.0000	hour	=	0.0	

TC= total

$T1A+T1B+T1C+T2+T1D+T2B$

10.0

Pre Development - Stage Storage Calculations - Pre-Basin 4

Land use Category	Storage Type	Area (ac.)	From Elev.	To Elev.	Cumulative Stage-Storage (ac-ft)											
					1.00	1.50	2.00	2.50	3.00	3.50	4.00	4.50	5.00	5.50	6.00	6.50
Asphalt & Concrete	Linear	0.08	1.00	5.00	0.00	0.00	0.01	0.02	0.04	0.06	0.09	0.13	0.16	0.21	0.25	0.29
Pervious	Linear	0.33	1.00	5.00	0.00	0.01	0.04	0.09	0.17	0.26	0.37	0.51	0.66	0.83	0.99	1.16
SURFACE STORAGE		0.41	Totals:		0.00	0.01	0.05	0.12	0.21	0.32	0.46	0.63	0.82	1.03	1.24	1.44
Building Pads		0.00	*Not included in Stage-storage calculations													
	Total:	0.41														

ICPR Volume to Area Conversion	
$A_2 = 2((V_2 - V_1) / (S_2 - S_1)) - A_1$	
Stage	Volume
1.00	0.00
1.50	0.01
2.00	0.05
2.50	0.12
3.00	0.21
3.50	0.32
4.00	0.46
4.50	0.63
5.00	0.82
5.50	1.03
6.00	1.24
6.50	1.44

Pre Development Stormwater Calculations - Pre-Basin 5

Project: **Atlantic Point**
Project #: **21-393**

Engineer: **MDL**
Date: **4/20/2022**
Revised:

Land Use Table

Use	Imp. (ac)	Pervious (ac)	Total (ac)
Buildings =	0.00	0.00	0.00
Pavement =	0.28	0.00	0.28
Wet Detention Area (Lake) =	0.00	0.00	0.00
Developed Compacted Open Space =	0.00	0.22	0.22

TOTAL =	0.28	0.22	0.50
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Stage-Area Table

:see stage-storage chart for information.

Find Curve Number:

Avg. Pervious Ground El. = **3.05**
Avg. Seasonal High Water Table = **-1.67**
Control Elevation = **0.00**
Distance to Water Table = **4.00**

Land Use and CN Calcs

Land Use	Area	Soil Grp	CN	Product	NRCS Cover
Pavement =	0.28	N/A	98	27	Impervious
Developed Compacted Open Space =	0.22	A	49	11	Open - Good
Buildings =	0.00	N/A	98	0	Impervious
TOTAL =	0.50			38	
				Weighted CN =	76

* Stormwater BMP Area considered impervious with CN = 98, per SFWMD ERP Manual 5.7.8

**Wetlands CN Based on recommended design value from SJRWMD Technical Publication 85-5 "A Guide to SCS Runoff Procedures"

Time of Concentration

The following formulas are per the SCS "Urban Hydrology for Small Watersheds" Technical Publication-55.

Sheet flow occurs over plane surfaces.

$$T_{sf} = \frac{.007 * (n * L)^8}{(P_2)^5 * (s)^4}$$

T_{sf} = Time of Sheet Flow (hour)
 n = Mannings Roughness Coefficient
 P_2 = 2-year 24-hour Rainfall (inches)
 s = Slope of Hydraulic Grade (feet/feet)
 L = Flow Length (feet)

After 300-feet sheet flow usually becomes shallow concentrated flow.

$$\begin{aligned} \text{(Unpaved)} \quad V &= 16.1345 * (s)^{.5} \\ \text{(Paved)} \quad V &= 20.3282 * (s)^{.5} \end{aligned}$$

T_{cf} = Time of Concentrated Flow (hour)
 s = Slope of Hydraulic Grade (feet/feet)
 V = Average Velocity (feet/second)

Use the velocity to solve for travel time.

$$T_t = \frac{L}{3600 * V}$$

T_t = Travel Time (hour)
 L = Flow Length (feet)
 V = Average Velocity (feet/second)

When determining flows in open channels use Manning's equation.

$$V = \frac{1.49 * r^{.67} * s^{.5}}{n}$$

r = Hydraulic Radius (feet) equal to a/p_w
 s = Slope of Hydraulic Grade (feet/feet)
 V = Average Velocity (feet/second)
 n = Mannings Roughness Coefficient
 a = cross sectional area (sq.ft.)
 p_w = wetted perimeter (feet)

* Use the velocity to solve for travel time with the formula above.

This following calculations for the project have a segmented travel flow line.

T_1 = On site (sheet flow).

Parameters for T_{1A} :
 $n = 0.011$ coefficient
 $P_2 = 5.00$ inches
 $s = 0.006$ foot/foot
 $L = 0$ feet

$T_{1A} = 0.0000$ hour = 0.00 minutes
 $T_t = 0.0000$ hour = 0.0

Parameters for T_{1B} :
 $n = 0.011$ coefficient Woods, Light underbrush
 $P_2 = 5.00$ inches
 $s = 0.006$ foot/foot
 $L = 0$ feet

$T_{1B} = 0.0000$ hour = 0.00 minutes
 $T_t = 0.0000$ hour = 0.0

Parameters for T_{1C} :
 $n = 0.011$ coefficient Woods, Light underbrush
 $P_2 = 5.00$ inches
 $s = 0.006$ foot/foot
 $L = 0$ feet

$T_{1B} = 0.0000$ hour = 0.00 minutes
 $T_t = 0.0000$ hour = 0.0

Parameter for T_2 :
 $V = 0.5102177$

$V = 1.43$
 $s = 0.001$ foot/foot
 $L = 0$ feet

$T_1 = 0.0000$ hour = 0.00 minutes
 $T_t = 0.0000$ hour = 0.0

Parameters for T_{1d} : $n = 0.011$ coefficient Woods, Light underbrush
 $P_2 = 5.00$ inches
 $s = 0.002$ foot/foot
 $L = 0$ feet

$T_{1B} =$	0.0000	hour	=	0.00	minutes
$T_t =$	0.0000	hour	=	0.0	

Parameter for T2b:

$V = 0.5102177$

$V = 1.43$
 $s = 0.001$ foot/foot
 $L = 0$ feet

$T_1 =$	0.0000	hour	=	0.00	minutes
$T_t =$	0.0000	hour	=	0.0	

TC= total $T1A+T1B+T1C+T2+T1D+T2B$ 10.0

Pre Development - Stage Storage Calculations - Pre-Basin 5

Land use Category	Storage Type	Area (ac.)	From Elev.	To Elev.	Cumulative Stage-Storage (ac-ft)											
					1.50	2.00	2.50	3.00	3.50	4.00	4.50	5.00	5.50	6.00	6.50	7.00
Asphalt & Concrete	Linear	0.28	2.10	3.20	0.00	0.00	0.02	0.10	0.23	0.37	0.51	0.65	0.78	0.92	1.06	1.20
Pervious	Linear	0.18	1.50	3.70	0.00	0.01	0.04	0.09	0.16	0.25	0.34	0.43	0.52	0.61	0.70	0.79
SURFACE STORAGE		0.46	Totals:		0.00	0.01	0.06	0.19	0.40	0.62	0.85	1.08	1.31	1.53	1.76	1.99
Building Pads		0.00	*Not included in Stage-storage calculations													
	Total:	0.46														

ICPR Volume to Area Conversion	
$A_2 = 2((V_2 - V_1)/(S_2 - S_1)) - A_1$	
Stage	Volume
1.50	0.00
2.00	0.01
2.50	0.06
3.00	0.19
3.50	0.40
4.00	0.62
4.50	0.85
5.00	1.08
5.50	1.31
6.00	1.53
6.50	1.76
7.00	1.99

Post Development Stormwater Calculations - Post Basin - On Site

Project: **Atlantic Point**
Project #: **21-393**

Engineer: **MDL**
Date: **4/20/2022**
Revised:

Land Use Table

Use	Imp. (ac)	Pervious (ac)	Total (ac)	
Boat Barn =	2.520	0.000	2.52	*Includes Storage Area
Buildings =	0.277	0.000	0.28	*Includes all buildings and Lift Station
Pervious Pavement =	0.257	0.257	0.51	*50% Pervious Credit for Pervious Pavement
Pavement and Concrete =	1.940	0.000	1.94	
Pervious Sidewalk =	0.143	0.143	0.29	*50% Pervious Credit for Pervious Concrete
Pool and Pool Deck =	0.095	0.000	0.10	
Dry Detention Area =	0.000	0.865	0.87	
Landscape Area =	0.000	1.201	1.20	
TOTAL =	5.23	2.47	7.70	

Stage-Area Table

:see stage-storage chart for information.

Find Curve Number:

Avg. Pervious Ground El. =	6.00
Avg. Seasonal High Water Table =	-1.67
Control Elevation =	0.00
Distance to Water Table =	4.00

Land Use and CN Calcs

Land Use	Area	Soil Grp	CN	Product	NRCS Cover
Buildings =	0.28	N/A	98	27	Impervious
Boat Barn =	2.52	N/A	98	247	Impervious
Pervious Pavement =	0.51	A	76	39	Pervious/Impervious
Pavement and Concrete =	1.94	N/A	98	190	Impervious
Pervious Sidewalk =	0.29	A	76	22	Pervious/Impervious
Pool =	0.10	N/A	98	9	Impervious
Dry Detention Area =	0.87	A	98	85	Drainage
Landscape =	1.20	A	49	59	Open - Good
TOTAL =	7.70			678	
Weighted CN =				88	

* Stormwater BMP Area considered impervious with CN = 98, per SFWMD ERP Manual 5.7.8

**Wetlands CN Based on recommended design value from SJRWMD Technical Publication 85-5 "A Guide to SCS Runoff Procedures"

Time of Concentration

The following formulas are per the SCS "Urban Hydrology for Small Watersheds" Technical Publication-55.

Sheet flow occurs over plane surfaces.

$$T_{sf} = \frac{.007 * (n * L)^8}{(P_2)^5 * (s)^4}$$

T_{sf} = Time of Sheet Flow (hour)
 n = Mannings Roughness Coefficient
 P_2 = 2-year 24-hour Rainfall (inches)
 s = Slope of Hydraulic Grade (feet/feet)
 L = Flow Length (feet)

After 300-feet sheet flow usually becomes shallow concentrated flow.

$$\begin{array}{l} \text{(Unpaved)} \quad V = 16.1345 * (s)^{.5} \\ \text{(Paved)} \quad V = 20.3282 * (s)^{.5} \end{array}$$

s = Slope of Hydraulic Grade (feet/feet)
 V = Average Velocity (feet/second)

Use the velocity to solve for travel time.

$$T_t = \frac{L}{3600 * V}$$

T_t = Travel Time (hour)
 L = Flow Length (feet)
 V = Average Velocity (feet/second)

When determining flows in open channels use Manning's equation.

$$V = \frac{1.49 * r^{.67} * s^{.5}}{n}$$

r = Hydraulic Radius (feet) equal to a/p_w
 s = Slope of Hydraulic Grade (feet/feet)
 V = Average Velocity (feet/second)
 n = Mannings Roughness Coefficient
 a = cross sectional area (sq.ft.)
 p_w = wetted perimeter (feet)

* Use the velocity to solve for travel time with the formula above.

This following calculations for the project have a segmented travel flow line.

T_1 = On site (sheet flow).

Parameters for T_{1A} :
 n = 0.011 coefficient
 P_2 = 5.00 inches
 s = 0.001 foot/foot
 L = 300 feet

T_{1A} = 0.1290 hour = 7.74 minutes
 T_t = 0.1290 hour = 8.0 minutes

Parameters for T_{1b} :
 n = 0.400 coefficient
 P_2 = 5.00 inches
 s = 0.003 foot/foot
 L = 0 feet

T_{1B} = 0.0000 hour = 0.00 minutes
 T_t = 0.0000 hour = 0.0 minutes

Parameter for T_2 :
 V = 1.1408814

V = 1.14
 s = 0.005 foot/foot
 L = 900 feet

T_1 = 0.2193 hour = 13.16 minutes
 T_t = 0.2193 hour = 14.0 minutes

TC= total $T_1 + T_{1B} + T_2$ = 22.0

Post Development Water Quality Calculations - Post Basin

Project: **Atlantic Point**
Project #: **21-393**

Engineer
Date
Revised:

MDL
2/23/2022

1-inch Over the Project Area - per SFWMD

$$\text{(Treated Volume)} \quad 1\text{-inch} \quad * \quad 1\text{-ft}/12\text{-in} \quad * \quad \frac{7.72}{\text{PROJECT AREA (EXCLUDES UNDEV/WETLANDS)}} = \frac{0.64}{\text{TREATED VOLUME}} \text{ ac-ft}$$

2.5-inches Times the Percent Impervious - per SFWMD

$$\begin{aligned} \text{(Site Area)} \quad & \frac{7.72}{\text{PROJECT AREA (AC)}} - \left(\frac{0.00}{\text{LAKES (AC)}} + \frac{2.80}{\text{ROOFS (AC)}} \right) = \frac{4.92}{\text{SITE AREA}} \text{ ac} \\ \text{(Impervious Area)} \quad & \frac{4.92}{\text{SITE AREA (AC)}} - \frac{2.58}{\text{PERVIOUS AREA (AC)}} = \frac{2.34}{\text{IMPERVIOUS AREA}} \text{ ac} \\ \text{(% Impervious)} \quad & \frac{\text{IMPERVIOUS AREA} * 100\%}{\text{SITE AREA (AC)}} = 47.56\% \\ \text{(2.5-in * \% Imp.)} \quad & 2.5\text{-inches} * \frac{47.56\%}{\text{PERCENT IMPERVIOUS}} = \frac{1.19}{\text{INCHES TO BE TREATED}} \\ \text{(Treated Volume)} \quad & \frac{1.19}{\text{TREATED (IN)}} * 1\text{-ft}/12\text{-in} * \frac{7.72}{\text{PROJECT AREA - LAKES (AC)}} = \frac{0.76}{\text{TREATED VOLUME}} \end{aligned}$$

	SFWMD - STND	OFW - 150%	
Required Wet Detention =	0.76	1.15	
Required Dry Detention =	0.57	0.86	
Required Retention =	0.38	0.57	
2.5" Times Impervious Governs			

* An additional 0.5-inch of pretreatment for industrial or commercial projects will be needed.

* Per SFWMD, standard water quality volume is 100% for wet detention, 75% for dry detention, and 50% for dry retention

* OFW volume is 150% of the standard SFWMD criteria

Post Development -Stage Storage Calculations Post Basin - On-Site

Land use Category	Storage Type	Area (ac.)	From Elev.	To Elev.	Cumulative Stage-Storage (ac-ft)																			
					0.50	1.00	1.50	2.00	2.50	3.00	3.50	4.00	4.50	5.00	5.50	6.00	6.50	7.00	7.50	8.00	8.50	9.00	9.50	10.00
TOE Detention 1	Vertical	0.447	4.00		0.00	0.00	0.00	0.00	0.22	0.45	0.67	0.89	1.12	1.34	1.56	1.79	2.01	2.24	2.46	2.68	2.91	3.13	3.35	3.58
Slope Detention 1	Linear	0.223	4.00	5.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.02	0.07	0.17	0.28	0.39	0.50	0.61	0.72	0.84	0.95	1.06	1.17
TOE Detention 2	Vertical	0.001	6.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Slope Detention 2	Linear	0.005	6.00	7.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.01	0.01	0.01	0.02	0.02
TOE Detention 3	Vertical	0.007	4.00		0.00	0.00	0.00	0.00	0.00	0.01	0.01	0.01	0.02	0.02	0.02	0.03	0.03	0.04	0.04	0.04	0.05	0.05	0.05	0.06
Slope Detention 3	Linear	0.024	4.00	6.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.01	0.02	0.04	0.05	0.06	0.07	0.08	0.09	0.11	0.12
TOE Detention 4	Vertical	0.024	6.00		0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.02	0.04	0.05	0.06	0.07	0.08	0.10	0.11	0.12	0.13	0.14	0.16	0.17
Slope Detention 4	Linear	0.044	6.00	7.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.02	0.04	0.07	0.09	0.11	0.13	0.15
TOE Detention 5	Vertical	0.003	5.50		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.02	0.02	0.02	0.02	0.02
Slope Detention 5	Linear	0.031	5.50	7.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.02	0.04	0.05	0.07	0.09	0.10	0.12
TOE Detention 6	Vertical	0.004	4.00		0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.01	0.01	0.01	0.01	0.02	0.02	0.02	0.02	0.02	0.03	0.03	0.03	0.03
Slope Detention 6	Linear	0.019	4.00	5.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.02	0.03	0.04	0.05	0.06	0.07	0.08	0.09	0.10	0.10
TOE Detention 7	Vertical	0.034	1.00		0.00	0.02	0.03	0.05	0.07	0.09	0.10	0.12	0.14	0.15	0.17	0.19	0.20	0.22	0.24	0.26	0.27	0.29	0.31	0.32
Exfiltration Trench	Vertical		0.00		0.06	0.15	0.24	0.32	0.41	0.50	0.59	0.68	0.76	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85
WQTV Volume					0.06	0.16	0.27	0.37	0.71	1.04	1.39	1.74	2.11	2.52	2.89	3.29	3.69	4.12	4.55	4.98	5.41	5.85	6.28	6.71
Impervious Asphalt		1.94	4.40	5.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.32	1.07	2.04	3.01	3.98	4.95	5.92	6.89	7.86	8.83	9.80
Pervious Pavement		0.51	4.40	8.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.03	0.09	0.18	0.31	0.48	0.68	0.92	1.17	1.43	1.68	1.94
Sidewalk		0.29	4.40	8.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.05	0.10	0.18	0.27	0.39	0.52	0.67	0.81	0.96	1.10
Pool		0.10	7.00	7.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.03	0.08	0.13	0.18	0.23	0.28
Landscape		1.22	4.00	7.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.05	0.20	0.46	0.81	1.27	1.83	2.44	3.05	3.66	4.27	4.88	5.49
Boat Barn		2.41	6.00	6.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.20	2.41	3.61	4.82	6.02	7.23	8.43	9.64
Boat Barn Storage		0.11	7.00	7.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.05	0.11	0.16	0.22	0.27	0.33
Sub-Total:		7.44	Totals:		0.06	0.16	0.27	0.37	0.71	1.04	1.39	1.74	2.17	3.08	4.55	6.42	9.67	13.09	16.70	20.39	24.12	27.84	31.56	35.28
Building Pads		0.28	*Not included in Stage-storage calculations																					
Total:		7.72																						

ICPR Volume (DOES NOT INCLUDE EXFIL)	
$A_2 = 2((V_2 - V_1) / (S_2 - S_1)) - A_1$	
Stage	Volume
0.50	0.00
1.00	0.01
1.50	0.03
2.00	0.05
2.50	0.30
3.00	0.54
3.50	0.80
4.00	1.06
4.50	1.41
5.00	2.23
5.50	3.70
6.00	5.57
6.50	8.82
7.00	12.24
7.50	15.85
8.00	19.54

Set Water Quality Elevation	
Total Water Quality Volume Required:	0.86 ac-ft
Retention Volume Required for Net Improvement:	0.00 ac-ft
Retention Volume Stage for Net Improvement:	N/A NAVD
Detention Water Quality Volume Remaining:	0.86 ac-ft
Required Water Quality Detention Stage:	2.73 NAVD
Overflow Weir Elevation:	3.10 NAVD
Water Quality Detention Volume Provided:	1.11 ac-ft
Total Water Quality Volume Provided:	1.11 ac-ft

<--- WQTV 2.5" x Percent Impervious
 <--- Net Improvement is provided in exfiltration trench

 <--- Proposed Weir Elevation

Build Out Bleeder Size Calculations

Project: **Atlantic Point**
Project #: **21-393**

Engineer: **MDL**
Date: **2/23/2022**

Allowed discharge in the first 24-hours is .5-inches of the required detention.

$$\text{(Discharge Volume)} \quad 0.5\text{-inch} \quad * \quad 1\text{-ft}/12\text{-in} \quad * \quad \frac{7.870}{\text{PROJECT AREA - LAKES (AC)}} = \frac{0.328}{\text{TREATED VOLUME}} \text{ ac-ft}$$

$$\text{(Conversion)} \quad \frac{1\text{-day}}{86,400\text{-sec.}} \quad * \quad \frac{43,560\text{-sf}}{1\text{-acre}} \quad * \quad \frac{0.328}{\text{VOLUME (AC-FT)}} = \frac{0.165}{\text{DISCHARGE}} \text{ cfs}$$

Basin Area = 7.870 ac

Lake Area = 0.000 ac

Bleeder Elevation = 0.00 ft

Bleeder Size (dia) = 3.00 in * First iteration use 3-inch diameter bleeder.

Number of bleeders = 1.00 * Enter the number of bleeders.

Water Quality Stage = 3.10 ft * Enter water quality stage elevation from the stage-storage table spread sheet.

Bleeder Sizing:

Size bleeder to discharge at a rate of 0.5 in/day for the contributing area.

For circular orifice use the following equation.

$$A = \frac{Q}{4.8 * (H)^{.5}}$$

Q = Maximum Flow (cfs)
A = Cross Sectional Area (sq.ft.)
H = Head above bleeder centroid (ft)

Results, $Q = \frac{0.165}{2.975} \text{ cfs}$

$A = \frac{0.0200}{\text{sq.ft.}}$

For diameter of the circular orifice use the following equation.

$$d = \left(\frac{4 * A}{\pi} \right)^{.5}$$

d = diameter (ft)
A = Cross Sectional Area (sq.ft.)

Results, $A = \frac{0.0200}{\text{sq.ft.}}$

$d = \frac{0.1595}{\text{feet}}$

Finally, the diameter in inches

$d = \frac{1.91}{\text{inches}}$

Use minimum sized bleeder

* If diameter is larger than 3-inches than "Bleeder Size" input information needs to be revised until bleeder input size and output diameter equal each other.

Note: add bleeder diameter to control elevation. Ensure that its less than weir elevation by three inches

Post Development Stormwater Calculations - Off-Site

Project: **Atlantic Point**
 Project #: **21-393**

Engineer: **MDL**
 Date: **4/20/2022**
 Revised:

Land Use Table

Use	Imp. (ac)	Pervious (ac)	Total (ac)
Buildings =	0.00	0.00	0.00
Pavement =	0.00	0.00	0.00
Wet Detention Area (Lake) =	0.00	0.00	0.00
Developed Compacted Open Space =	0.00	0.28	0.28

TOTAL =

0.00	0.28	0.28
------	------	------

Stage-Area Table

:see stage-storage chart for information.

Find Curve Number:

Avg. Pervious Ground El. = **3.05**
 Avg. Seasonal High Water Table = **-1.67**
 Control Elevation = **0.00**
 Distance to Water Table = **4.00**

Land Use and CN Calcs

Land Use	Area	Soil Grp	CN	Product	NRCS Cover
Pavement =	0.00	N/A	98	0	Impervious
Developed Compacted Open Space =	0.28	A	49	14	Open - Good
Buildings =	0.00	N/A	98	0	Impervious
TOTAL =	0.28			14	
Weighted CN =				49	

* Stormwater BMP Area considered impervious with CN = 98, per SFWMD ERP Manual 5.7.8

**Wetlands CN Based on recommended design value from SJRWMD Technical Publication 85-5 "A Guide to SCS Runoff Procedures"

Time of Concentration

The following formulas are per the SCS "Urban Hydrology for Small Watersheds" Technical Publication-55.

Sheet flow occurs over plane surfaces.

$$T_{sf} = \frac{.007 * (n * L)^8}{(P_2)^5 * (s)^4}$$

T_{sf} = Time of Sheet Flow (hour)
 n = Mannings Roughness Coefficient
 P_2 = 2-year 24-hour Rainfall (inches)
 s = Slope of Hydraulic Grade (feet/feet)
 L = Flow Length (feet)

After 300-feet sheet flow usually becomes shallow concentrated flow.

$$\begin{aligned} \text{(Unpaved)} \quad V &= 16.1345 * (s)^5 \\ \text{(Paved)} \quad V &= 20.3282 * (s)^5 \end{aligned}$$

T_{cf} = Time of Concentrated Flow (hour)
 s = Slope of Hydraulic Grade (feet/feet)
 V = Average Velocity (feet/second)

Use the velocity to solve for travel time.

$$T_t = \frac{L}{3600 * V}$$

T_t = Travel Time (hour)
 L = Flow Length (feet)
 V = Average Velocity (feet/second)

When determining flows in open channels use Manning's equation.

$$V = \frac{1.49 * r^{.67} * s^{.5}}{n}$$

r = Hydraulic Radius (feet) equal to a/p_w
 s = Slope of Hydraulic Grade (feet/feet)
 V = Average Velocity (feet/second)
 n = Mannings Roughness Coefficient
 a = cross sectional area (sq.ft.)
 p_w = wetted perimeter (feet)

* Use the velocity to solve for travel time with the formula above.

This following calculations for the project have a segmented travel flow line.

T_1 = On site (sheet flow).

Parameters for T_{1A} :

n = 0.011 coefficient
 P_2 = 5.00 inches
 s = 0.006 foot/foot
 L = 0 feet

T_{1A} = 0.0000 hour = 0.00 minutes
 T_t = 0.0000 hour = 0.0 minutes

Parameters for T_{1b} :

n = 0.011 coefficient Woods, Light underbrush
 P_2 = 5.00 inches
 s = 0.006 foot/foot
 L = 0 feet

T_{1B} = 0.0000 hour = 0.00 minutes
 T_t = 0.0000 hour = 0.0 minutes

Parameters for T_{1c} :

n = 0.011 coefficient Woods, Light underbrush
 P_2 = 5.00 inches
 s = 0.006 foot/foot
 L = 0 feet

T_{1B} = 0.0000 hour = 0.00 minutes
 T_t = 0.0000 hour = 0.0 minutes

Parameter for T_2 :

V = 0.5102177

V = 1.43
 s = 0.001 foot/foot
 L = 0 feet

T_1 = 0.0000 hour = 0.00 minutes
 T_t = 0.0000 hour = 0.0 minutes

TC= total $T_{1A}+T_{1B}+T_{1C}+T_2+T_{1D}+T_{2B}$ 10.0

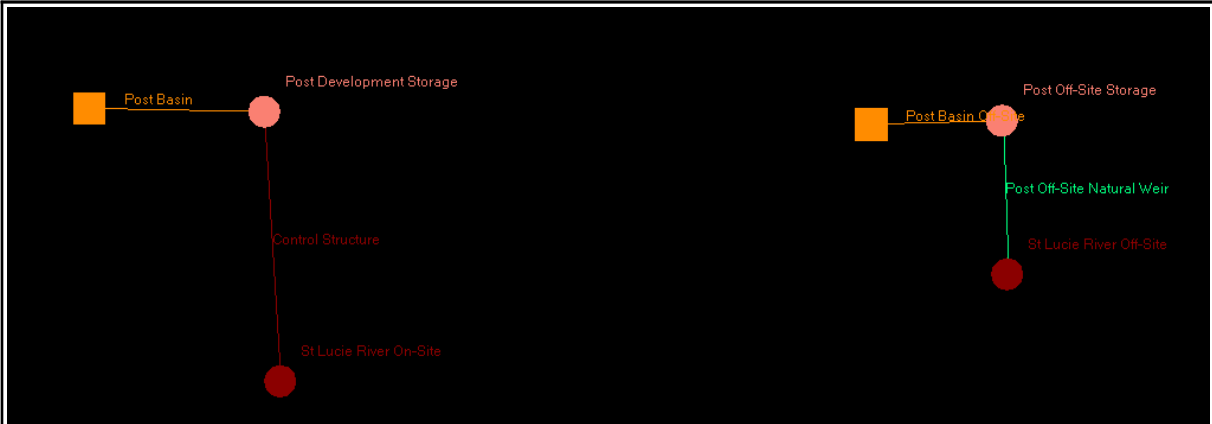
Post Development - Stage Storage Calculations - Off-Site

Land use Category	Storage Type	Area (ac.)	From Elev.	To Elev.	Cumulative Stage-Storage (ac-ft)											
					0.00	0.50	1.00	1.50	2.00	2.50	3.00	3.50	4.00	4.50	5.00	5.50
Asphalt & Concrete	Linear	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Pervious	Linear	0.28	0.00	2.70	0.00	0.01	0.05	0.12	0.21	0.32	0.46	0.60	0.74	0.88	1.02	1.16
SURFACE STORAGE		0.28	Totals:		0.00	0.01	0.05	0.12	0.21	0.32	0.46	0.60	0.74	0.88	1.02	1.16
Building Pads		0.00	*Not included in Stage-storage calculations													
	Total:	0.28														

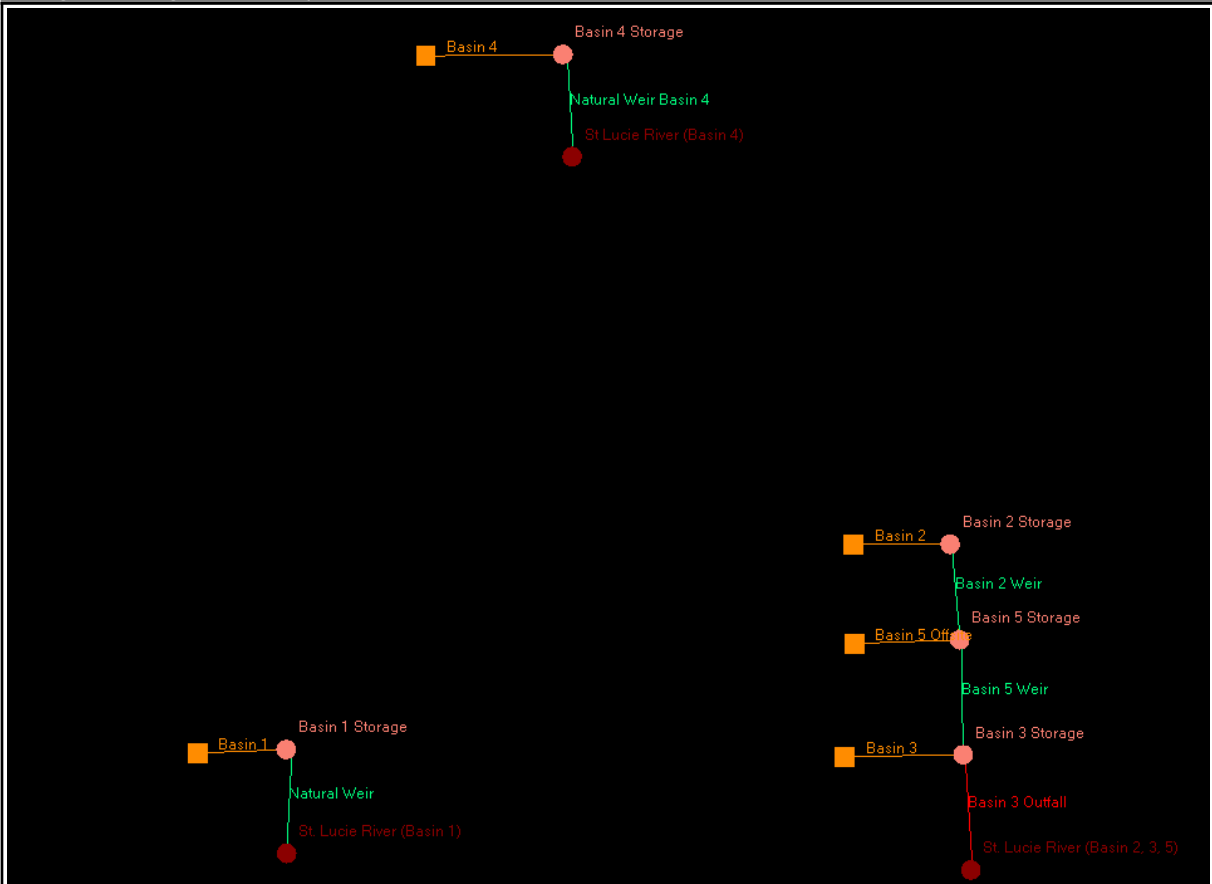
ICPR Volume to Area Conversion	
$A_2 = 2((V_2 - V_1)/(S_2 - S_1)) - A_1$	
Stage	Volume
0.00	0.00
0.50	0.01
1.00	0.05
1.50	0.12
2.00	0.21
2.50	0.32
3.00	0.46
3.50	0.60
4.00	0.74
4.50	0.88
5.00	1.02
5.50	1.16

Appendix C: ICPR Inputs and Results

Background Image: Post



Background Image: Pre Development



Curve Number: Post Development [Set]

Land Cover Zone	Soil Zone	Curve Number [dec]
Post Basin Off-Site		49.0
Post Development		88.0

Curve Number: Pre-Development [Set]

Land Cover Zone	Soil Zone	Curve Number [dec]
Basin 1		57.0
Basin 2		87.0
Basin 3		82.0
Basin 4		57.0
Basin 5 Offsite		76.0

Simulation: 10 - 1

Scenario: Post Development
Run Date/Time: 4/20/2022 8:49:32 AM
Program Version: ICPR4 4.07.08

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	360.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000
0	0	0	55.0000	60.0000
0	0	0	70.0000	60.0000
0	0	0	360.0000	60.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
------	-------	-----	-----------	----------------------

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000
0	0	0	55.0000	60.0000
0	0	0	70.0000	60.0000
0	0	0	360.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph
Folder:

Lookup Tables

Boundary Stage Set:

Extern Hydrograph Set:

Curve Number Set: Post Development

Green-Ampt Set:

Vertical Layers Set:

Impervious Set: Post Development

Tolerances & Options

Time Marching: SAOR

Max Iterations: 6

Over-Relax Weight 0.5 dec

Fact:

dZ Tolerance: 0.0010 ft

Max dZ: 1.0000 ft

Link Optimizer Tol: 0.0001 ft

Edge Length Option: Automatic

IA Recovery Time: 24.0000 hr

Smp/Man Basin Rain Global
Opt:

Rainfall Name: ~SCSIII-24

Rainfall Amount: 6.50 in

Storm Duration: 24.0000 hr

Dflt Damping (1D): 0.0050 ft

Min Node Srf Area 100 ft2

(1D):

Energy Switch (1D): Energy

Comment:

Simulation: 10-3

Scenario: Post Development

Run Date/Time: 4/20/2022 8:50:04 AM

Program Version: ICPR4 4.07.08

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	360.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000
0	0	0	55.0000	60.0000
0	0	0	70.0000	60.0000
0	0	0	360.0000	60.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000
0	0	0	55.0000	60.0000
0	0	0	70.0000	60.0000
0	0	0	360.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph
Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set: Post Development

Green-Ampt Set:
Vertical Layers Set:
Impervious Set: Post Development

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight 0.5 dec
Fact:
dZ Tolerance: 0.0010 ft

IA Recovery Time: 24.0000 hr

Smp/Man Basin Rain Global
Opt:

Max dZ: 1.0000 ft
 Link Optimizer Tol: 0.0001 ft
 Edge Length Option: Automatic

Rainfall Name: ~SFWMD-72
 Rainfall Amount: 9.50 in
 Storm Duration: 72.0000 hr
 Dflt Damping (1D): 0.0050 ft
 Min Node Srf Area (1D): 100 ft2
 Energy Switch (1D): Energy

Comment:

Simulation: 100 - 3

Scenario: Post Development
 Run Date/Time: 4/20/2022 8:24:28 AM
 Program Version: ICP4 4.07.08

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	360.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000
0	0	0	55.0000	60.0000
0	0	0	70.0000	60.0000
0	0	0	360.0000	60.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000
0	0	0	55.0000	60.0000
0	0	0	70.0000	60.0000
0	0	0	360.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph
Folder:

Lookup Tables

Boundary Stage Set:

Extern Hydrograph Set:

Curve Number Set: Post Development

Green-Ampt Set:

Vertical Layers Set:

Impervious Set: Post Development

Tolerances & Options

Time Marching: SAOR

Max Iterations: 6

Over-Relax Weight 0.5 dec

Fact:

dZ Tolerance: 0.0010 ft

Max dZ: 1.0000 ft

Link Optimizer Tol: 0.0001 ft

Edge Length Option: Automatic

IA Recovery Time: 24.0000 hr

Smp/Man Basin Rain Global
Opt:

Rainfall Name: ~SFWMMD-72

Rainfall Amount: 13.00 in

Storm Duration: 72.0000 hr

Dflt Damping (1D): 0.0050 ft

Min Node Srf Area 100 ft2

(1D):

Energy Switch (1D): Energy

Comment:

Simulation: 25 - 3

Scenario: Post Development

Run Date/Time: 4/20/2022 8:50:54 AM

Program Version: ICPR4 4.07.08

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	360.0000
	Hydrology [sec]		Surface Hydraulics	

		[sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000
0	0	0	55.0000	60.0000
0	0	0	70.0000	60.0000
0	0	0	360.0000	60.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000
0	0	0	55.0000	60.0000
0	0	0	70.0000	60.0000
0	0	0	360.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph
Folder:

Lookup Tables

Boundary Stage Set:
 Extern Hydrograph Set:
 Curve Number Set: Post Development

 Green-Ampt Set:
 Vertical Layers Set:
 Impervious Set: Post Development

Tolerances & Options

Time Marching: SAOR	IA Recovery Time: 24.0000 hr
Max Iterations: 6	
Over-Relax Weight 0.5 dec	
Fact:	
dZ Tolerance: 0.0010 ft	Smp/Man Basin Rain Global
	Opt:
Max dZ: 1.0000 ft	Rainfall Name: ~SFWMD-72
Link Optimizer Tol: 0.0001 ft	Rainfall Amount: 11.00 in
	Storm Duration: 72.0000 hr
Edge Length Option: Automatic	Dflt Damping (1D): 0.0050 ft

Min Node Srf Area 100 ft2
 (1D):
 Energy Switch (1D): Energy

Comment:

Simulation: 3-1

Scenario: Post Development
 Run Date/Time: 4/20/2022 8:51:39 AM
 Program Version: ICPR4 4.07.08

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	360.0000
	Hydrology [sec]	Surface Hydraulics [sec]		
Min Calculation Time:	60.0000	0.1000		
Max Calculation Time:		30.0000		

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000
0	0	0	55.0000	60.0000
0	0	0	70.0000	60.0000
0	0	0	360.0000	60.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000
0	0	0	55.0000	60.0000
0	0	0	70.0000	60.0000
0	0	0	360.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Lookup Tables

Rainfall Folder:

Unit Hydrograph
Folder:

Boundary Stage Set:

Extern Hydrograph Set:

Curve Number Set: Post Development

Green-Ampt Set:

Vertical Layers Set:

Impervious Set: Post Development

Tolerances & Options

Time Marching: SAOR
 Max Iterations: 6
 Over-Relax Weight: 0.5 dec
 Fact:
 dZ Tolerance: 0.0010 ft
 Max dZ: 1.0000 ft
 Link Optimizer Tol: 0.0001 ft
 Edge Length Option: Automatic

IA Recovery Time: 24.0000 hr

Smp/Man Basin Rain: Global
 Opt:

Rainfall Name: ~SCSII-24
 Rainfall Amount: 5.00 in
 Storm Duration: 72.0000 hr

Dflt Damping (1D): 0.0050 ft
 Min Node Srf Area: 100 ft2
 (1D):
 Energy Switch (1D): Energy

Comment:

Simulation: 5-1

Scenario: Post Development
 Run Date/Time: 4/20/2022 8:52:33 AM
 Program Version: ICPR4 4.07.08

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	360.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000
0	0	0	55.0000	60.0000
0	0	0	70.0000	60.0000
0	0	0	360.0000	60.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000
0	0	0	55.0000	60.0000
0	0	0	70.0000	60.0000
0	0	0	360.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph
Folder:

Lookup Tables

Boundary Stage Set:

Extern Hydrograph Set:

Curve Number Set: Post Development

Green-Ampt Set:

Vertical Layers Set:

Impervious Set: Post Development

Tolerances & Options

Time Marching: SAOR

Max Iterations: 6

Over-Relax Weight 0.5 dec

Fact:

dZ Tolerance: 0.0010 ft

Max dZ: 1.0000 ft

Link Optimizer Tol: 0.0001 ft

Edge Length Option: Automatic

IA Recovery Time: 24.0000 hr

Smp/Man Basin Rain Global
Opt:

Rainfall Name: ~SCSII-24

Rainfall Amount: 6.00 in

Storm Duration: 72.0000 hr

Dflt Damping (1D): 0.0050 ft

Min Node Srf Area 100 ft2

(1D):

Energy Switch (1D): Energy

Comment:

Simulation: 10-3

Scenario: Pre-Development
 Run Date/Time: 4/20/2022 7:48:39 AM
 Program Version: ICPR4 4.07.08

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	360.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000
0	0	0	55.0000	60.0000
0	0	0	70.0000	60.0000
0	0	0	360.0000	60.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000
0	0	0	55.0000	60.0000
0	0	0	70.0000	60.0000
0	0	0	360.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph
Folder:

Lookup Tables

Boundary Stage Set:
 Extern Hydrograph Set:
 Curve Number Set: Pre-Development

 Green-Ampt Set:
 Vertical Layers Set:
 Impervious Set: Pre-Development

Tolerances & Options

Time Marching: SAOR	IA Recovery Time: 24.0000 hr
Max Iterations: 6	
Over-Relax Weight 0.5 dec	
Fact:	
dZ Tolerance: 0.0010 ft	Smp/Man Basin Rain Global
	Opt:
Max dZ: 1.0000 ft	Rainfall Name: ~SFWMD-72
Link Optimizer Tol: 0.0001 ft	Rainfall Amount: 9.50 in
	Storm Duration: 72.0000 hr
Edge Length Option: Automatic	
	Dflt Damping (1D): 0.0050 ft
	Min Node Srf Area 100 ft2
	(1D):
	Energy Switch (1D): Energy

Comment:

Simulation: 25 - 3

Scenario: Pre-Development
Run Date/Time: 4/20/2022 7:49:21 AM
Program Version: ICPR4 4.07.08

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	360.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000
0	0	0	55.0000	60.0000
0	0	0	70.0000	60.0000
0	0	0	360.0000	60.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000
0	0	0	55.0000	60.0000
0	0	0	70.0000	60.0000
0	0	0	360.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph
Folder:

Lookup Tables

Boundary Stage Set:

Extern Hydrograph Set:

Curve Number Set: Pre-Development

Green-Ampt Set:

Vertical Layers Set:

Impervious Set: Pre-Development

Tolerances & Options

Time Marching: SAOR

Max Iterations: 6

Over-Relax Weight 0.5 dec

Fact:

dZ Tolerance: 0.0010 ft

Max dZ: 1.0000 ft

Link Optimizer Tol: 0.0001 ft

Edge Length Option: Automatic

IA Recovery Time: 24.0000 hr

Smp/Man Basin Rain Global
Opt:

Rainfall Name: ~SFWMD-72

Rainfall Amount: 11.00 in

Storm Duration: 72.0000 hr

Dflt Damping (1D): 0.0050 ft

Min Node Srf Area 100 ft2

(1D):

Energy Switch (1D): Energy

Comment:

Simulation: 3-1

Scenario: Pre-Development

Run Date/Time: 4/20/2022 7:49:59 AM

Program Version: ICPR4 4.07.08

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	360.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000
0	0	0	55.0000	60.0000
0	0	0	70.0000	60.0000
0	0	0	360.0000	60.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000
0	0	0	55.0000	60.0000
0	0	0	70.0000	60.0000
0	0	0	360.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph
Folder:

Lookup Tables

Boundary Stage Set:
 Extern Hydrograph Set:
 Curve Number Set: Pre-Development

 Green-Ampt Set:
 Vertical Layers Set:
 Impervious Set: Pre-Development

Tolerances & Options

Time Marching: SAOR
 Max Iterations: 6
 Over-Relax Weight 0.5 dec
 Fact:
 dZ Tolerance: 0.0010 ft

IA Recovery Time: 24.0000 hr

 Smp/Man Basin Rain Global

Max dZ: 1.0000 ft
 Link Optimizer Tol: 0.0001 ft
 Edge Length Option: Automatic

Opt:

Rainfall Name: ~SCSII-24
 Rainfall Amount: 5.00 in
 Storm Duration: 72.0000 hr

Dflt Damping (1D): 0.0050 ft
 Min Node Srf Area 100 ft2
 (1D):
 Energy Switch (1D): Energy

Comment:

Simulation: 5-1

Scenario: Pre-Development
 Run Date/Time: 4/20/2022 7:50:37 AM
 Program Version: ICPR4 4.07.08

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	360.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000
0	0	0	55.0000	60.0000
0	0	0	70.0000	60.0000
0	0	0	360.0000	60.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000
0	0	0	55.0000	60.0000
0	0	0	70.0000	60.0000
0	0	0	360.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph
Folder:

Lookup Tables

Boundary Stage Set:

Extern Hydrograph Set:

Curve Number Set: Pre-Development

Green-Ampt Set:

Vertical Layers Set:

Impervious Set: Pre-Development

Tolerances & Options

Time Marching: SAOR

Max Iterations: 6

Over-Relax Weight 0.5 dec

Fact:

dZ Tolerance: 0.0010 ft

Max dZ: 1.0000 ft

Link Optimizer Tol: 0.0001 ft

Edge Length Option: Automatic

IA Recovery Time: 24.0000 hr

Smp/Man Basin Rain Global
Opt:

Rainfall Name: ~SCSII-24

Rainfall Amount: 6.00 in

Storm Duration: 72.0000 hr

Dflt Damping (1D): 0.0050 ft

Min Node Srf Area 100 ft2

(1D):

Energy Switch (1D): Energy

Comment:

Manual Basin: Post Basin

Scenario: Post Development

Node: Post Development Storage

Hydrograph Method: NRCS Unit Hydrograph

Infiltration Method: Curve Number

Time of Concentration: 22.0000 min

Max Allowable Q: 99999.00 cfs

Time Shift: 0.0000 hr

Unit Hydrograph: UH323

Peaking Factor: 323.0

Area: 7.7220 ac

Area [ac]	Land Cover Zone	Soil Zone	Rainfall Name
7.7220	Post Development		

Comment:

Manual Basin: Post Basin Off-Site

Scenario: Post Development
 Node: Post Off-Site Storage
 Hydrograph Method: NRCS Unit Hydrograph
 Infiltration Method: Curve Number
 Time of Concentration: 10.0000 min
 Max Allowable Q: 9999.00 cfs
 Time Shift: 0.0000 hr
 Unit Hydrograph: UH323
 Peaking Factor: 323.0
 Area: 0.2800 ac

Area [ac]	Land Cover Zone	Soil Zone	Rainfall Name
0.2800	Post Development		

Comment:

Manual Basin: Basin 1

Scenario: Pre-Development
 Node: Basin 1 Storage
 Hydrograph Method: NRCS Unit Hydrograph
 Infiltration Method: Curve Number
 Time of Concentration: 10.0000 min
 Max Allowable Q: 99999.00 cfs
 Time Shift: 0.0000 hr
 Unit Hydrograph: UH256
 Peaking Factor: 256.0
 Area: 3.0300 ac

Area [ac]	Land Cover Zone	Soil Zone	Rainfall Name
3.0300	Basin 1		

Comment:

Manual Basin: Basin 2

Scenario: Pre-Development
 Node: Basin 2 Storage
 Hydrograph Method: NRCS Unit Hydrograph
 Infiltration Method: Curve Number

Time of Concentration: 10.0000 min
 Max Allowable Q: 99999.00 cfs
 Time Shift: 0.0000 hr
 Unit Hydrograph: UH256
 Peaking Factor: 256.0
 Area: 1.3100 ac

Area [ac]	Land Cover Zone	Soil Zone	Rainfall Name
1.3100	Basin 2		

Comment:

Manual Basin: Basin 3

Scenario: Pre-Development
 Node: Basin 3 Storage
 Hydrograph Method: NRCS Unit Hydrograph
 Infiltration Method: Curve Number
 Time of Concentration: 11.0000 min
 Max Allowable Q: 99999.00 cfs
 Time Shift: 0.0000 hr
 Unit Hydrograph: UH256
 Peaking Factor: 256.0
 Area: 2.6500 ac

Area [ac]	Land Cover Zone	Soil Zone	Rainfall Name
2.6500	Basin 3		

Comment:

Manual Basin: Basin 4

Scenario: Pre-Development
 Node: Basin 4 Storage
 Hydrograph Method: NRCS Unit Hydrograph
 Infiltration Method: Curve Number
 Time of Concentration: 10.0000 min
 Max Allowable Q: 9999.00 cfs
 Time Shift: 0.0000 hr
 Unit Hydrograph: UH256
 Peaking Factor: 256.0
 Area: 0.4900 ac

Area [ac]	Land Cover Zone	Soil Zone	Rainfall Name
0.4900	Basin 4		

Comment:

Manual Basin: Basin 5 Offsite

Scenario: Pre-Development
 Node: Basin 5 Storage
 Hydrograph Method: NRCS Unit Hydrograph
 Infiltration Method: Curve Number
 Time of Concentration: 10.0000 min
 Max Allowable Q: 999999.00 cfs
 Time Shift: 0.0000 hr
 Unit Hydrograph: UH256
 Peaking Factor: 256.0
 Area: 0.5000 ac

Area [ac]	Land Cover Zone	Soil Zone	Rainfall Name
0.5000	Basin 5 Offsite		

Comment:

Node: Post Development Storage

Scenario: Post Development
 Type: Stage/Volume
 Base Flow: 0.00 cfs
 Initial Stage: 0.50 ft
 Warning Stage: 7.00 ft

Stage [ft]	Volume [ac-ft]	Volume [ft3]
0.50	0.00	0
1.00	0.01	436
1.50	0.03	1307
2.00	0.05	2178
2.50	0.30	13068
3.00	0.54	23522
3.50	0.80	34848
4.00	1.06	46174
4.50	1.41	61420
5.00	2.23	97139
5.50	3.70	161172
6.00	5.57	242629
6.50	8.82	384199
7.00	12.24	533174
7.50	15.85	690426
8.00	19.54	851162

Comment:

Node Max Conditions w/ Times [Post Development]

Node	Sim	Warning	Max	Min/Max	Max	Max	Max	Time to	Time to	Time to	Time to
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Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft ²]	Time to Max Stage [hr]	Time to Min/Max Delta Stage [hr]	Time to Max Total Inflow [hr]	Time to Max Total Outflow [hr]
Post Development Storage	10 - 1	7.00	4.64	-0.0010	22.62	5.10	64605	13.4433	45.4275	12.3500	13.4433
Post Development Storage	10-3	7.00	4.82	-0.0010	26.28	9.45	82458	60.8196	94.7555	60.1000	60.8263
Post Development Storage	100 - 3	7.00	6.27	0.0010	36.55	0.14	259677	73.9543	7.3548	60.1005	0.0000
Post Development Storage	25 - 3	7.00	4.92	0.0010	30.69	12.47	92237	60.7373	24.4530	60.1003	60.7305
Post Development Storage	3-1	7.00	3.86	-0.0010	11.37	2.52	25497	37.0710	80.7555	36.0668	37.0710
Post Development Storage	5-1	7.00	4.26	-0.0010	14.14	3.02	39092	37.0835	83.0038	36.0666	37.0919

Node: Post Off-Site Storage

Scenario: Post Development
 Type: Stage/Volume
 Base Flow: 0.00 cfs
 Initial Stage: 0.00 ft
 Warning Stage: 7.00 ft

Stage [ft]	Volume [ac-ft]	Volume [ft ³]
0.00	0.00	0
0.50	0.01	436
1.00	0.05	2178
1.50	0.12	5227
2.00	0.21	9148
2.50	0.32	13939
3.00	0.46	20038
3.50	0.60	26136
4.00	0.74	32234

Stage [ft]	Volume [ac-ft]	Volume [ft3]
4.50	0.88	38333
5.00	1.02	44431
5.50	1.16	50530

Comment:

Node Max Conditions w/ Times [Post Development]

Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]	Time to Max Stage [hr]	Time to Min/Max Delta Stage [hr]	Time to Max Total Inflow [hr]	Time to Max Total Outflow [hr]
Post Off-Site Storage	10 - 1	7.00	1.51	0.0008	1.05	0.00	6999	24.8908	5.4318	12.2500	0.0000
Post Off-Site Storage	10-3	7.00	1.90	0.0006	1.22	0.00	8354	72.8890	60.9353	60.0166	0.0000
Post Off-Site Storage	100 - 3	7.00	2.28	0.0010	1.70	0.00	9947	72.8876	59.6748	60.0161	0.0000
Post Off-Site Storage	25 - 3	7.00	2.07	0.0008	1.43	0.00	9021	72.8913	60.5732	60.0163	0.0000
Post Off-Site Storage	3-1	7.00	1.28	0.0004	0.48	0.00	6026	72.8889	35.4633	36.0000	0.0000
Post Off-Site Storage	5-1	7.00	1.44	0.0005	0.59	0.00	6693	72.8916	34.6616	35.9998	0.0000

Node: St Lucie River Off-Site

Scenario: Post Development

Type: Time/Stage

Base Flow: 0.00 cfs

Initial Stage: -0.81 ft

Warning Stage: 7.00 ft

Boundary Stage:

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	-0.81
0	0	0	55.0000	-0.39
0	0	0	70.0000	-0.28
0	0	0	360.0000	-0.81

Comment:

Node Max Conditions w/ Times [Post Development]

Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]	Time to Max Stage [hr]	Time to Min/Max Delta Stage [hr]	Time to Max Total Inflow [hr]	Time to Max Total Outflow [hr]
St Lucie River Off-Site	10 - 1	7.00	-0.28	0.0001	0.00	0.00	0	70.0023	0.7908	0.0000	0.0000
St Lucie River Off-Site	10-3	7.00	-0.28	0.0001	0.00	0.00	0	70.0037	0.7908	0.0000	0.0000
St Lucie River Off-Site	100 - 3	7.00	-0.28	0.0001	0.00	0.00	0	70.0043	0.7316	0.0000	0.0000
St Lucie River Off-Site	25 - 3	7.00	-0.28	0.0001	0.00	0.00	0	70.0028	0.7908	0.0000	0.0000
St Lucie River Off-Site	3-1	7.00	-0.28	0.0001	0.00	0.00	0	70.0055	0.7908	0.0000	0.0000
St Lucie River Off-Site	5-1	7.00	-0.28	0.0001	0.00	0.00	0	70.0000	0.7908	0.0000	0.0000

Node: St Lucie River On-Site

Scenario: Post Development
 Type: Time/Stage
 Base Flow: 0.00 cfs
 Initial Stage: -0.81 ft
 Warning Stage: 0.00 ft
 Boundary Stage:

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	-0.81
0	0	0	55.0000	-0.39
0	0	0	70.0000	-0.28
0	0	0	360.0000	-0.81

Comment:

Node Max Conditions w/ Times [Post Development]

Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]	Time to Max Stage [hr]	Time to Min/Max Delta Stage [hr]	Time to Max Total Inflow [hr]	Time to Max Total Outflow [hr]
St Lucie River On-Site	10 - 1	0.00	-0.28	0.0001	5.10	0.00	0	70.0023	0.7908	13.4600	0.0000
St Lucie River On-Site	10-3	0.00	-0.28	0.0001	9.45	0.00	0	70.0037	0.7908	60.8263	0.0000
St Lucie River On-Site	100 - 3	0.00	-0.28	0.0001	0.00	0.00	0	70.0043	0.7316	0.0000	0.0000
St Lucie River On-Site	25 - 3	0.00	-0.28	0.0001	12.47	0.00	0	70.0028	0.7908	60.7510	0.0000
St Lucie River On-Site	3-1	0.00	-0.28	0.0001	2.52	0.00	0	70.0055	0.7908	37.0855	0.0000
St Lucie River On-Site	5-1	0.00	-0.28	0.0001	3.02	0.00	0	70.0000	0.7908	37.0919	0.0000

Node: Basin 1 Storage

Scenario: Pre-Development
 Type: Stage/Volume
 Base Flow: 0.00 cfs
 Initial Stage: 2.50 ft
 Warning Stage: 7.00 ft

Stage [ft]	Volume [ac-ft]	Volume [ft3]
2.00	0.00	0
2.50	0.00	0
3.00	0.12	5227
3.50	0.41	17860
4.00	0.87	37897
4.50	1.50	65340
5.00	2.31	100624
5.50	3.32	144619
6.00	4.53	197327
6.50	5.86	255262
7.00	7.20	313632
7.50	8.53	371567

Comment:

Node Max Conditions w/ Times [Pre-Development]

Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]	Time to Max Stage [hr]	Time to Min/Max Delta Stage [hr]	Time to Max Total Inflow [hr]	Time to Max Total Outflow [hr]
Basin 1 Storage	10-3	7.00	2.89	-0.0010	7.83	6.83	15090	60.1087	60.5761	60.0334	60.1087
Basin 1 Storage	25 - 3	7.00	2.96	-0.0010	9.87	8.60	16729	60.1084	60.5580	60.0328	60.1084
Basin 1 Storage	3-1	7.00	2.63	-0.0007	1.59	1.38	8620	36.1074	36.4570	36.0327	36.1074
Basin 1 Storage	5-1	7.00	2.68	-0.0010	2.47	2.21	9870	36.0977	36.4467	36.0333	36.0977

Node: Basin 2 Storage

Scenario: Pre-Development
Type: Stage/Volume
Base Flow: 0.00 cfs
Initial Stage: 2.50 ft
Warning Stage: 7.00 ft

Stage [ft]	Volume [ac-ft]	Volume [ft3]
2.50	0.00	0
3.00	0.05	2178
3.50	0.18	7841
4.00	0.38	16553
4.50	0.67	29185
5.00	1.09	47480
5.50	1.64	71438
6.00	2.22	96703
6.50	2.80	121968
7.00	3.37	146797
7.50	3.95	172062
8.00	4.53	197327

Comment:

Node Max Conditions w/ Times [Pre-Development]

Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]	Time to Max Stage [hr]	Time to Min/Max Delta Stage [hr]	Time to Max Total Inflow [hr]	Time to Max Total Outflow [hr]
Basin 2	10-3	7.00	2.59	-0.0052	5.27	5.19	2074	60.3035	0.0001	60.0168	0.0000

Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]	Time to Max Stage [hr]	Time to Min/Max Delta Stage [hr]	Time to Max Total Inflow [hr]	Time to Max Total Outflow [hr]
Storage											
Basin 2 Storage	25 - 3	7.00	2.68	-0.0052	6.16	5.80	3423	60.3484	0.0001	60.0169	60.0071
Basin 2 Storage	3-1	7.00	2.50	-0.0052	2.12	5.19	100	0.0000	0.0001	36.0000	0.0000
Basin 2 Storage	5-1	7.00	2.50	-0.0052	2.64	5.19	100	0.0000	0.0001	36.0005	0.0000

Node: Basin 3 Storage

Scenario: Pre-Development
Type: Stage/Volume
Base Flow: 0.00 cfs
Initial Stage: 1.00 ft
Warning Stage: 7.00 ft

Stage [ft]	Volume [ac-ft]	Volume [ft3]
1.00	0.00	0
1.50	0.03	1307
2.00	0.20	8712
2.50	0.53	23087
3.00	1.03	44867
3.50	1.67	72745
4.00	2.48	108029
4.50	3.40	148104
5.00	4.32	188179
5.50	5.25	228690
6.00	6.18	269201
6.50	7.11	309712

Comment:

Node Max Conditions w/ Times [Pre-Development]

Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]	Time to Max Stage [hr]	Time to Min/Max Delta Stage [hr]	Time to Max Total Inflow [hr]	Time to Max Total Outflow [hr]
Basin 3 Storage	10-3	7.00	2.55	0.0010	16.40	8.13	37534	60.3718	59.6537	59.9885	60.3746
Basin 3	25 - 3	7.00	2.65	0.0010	18.20	9.18	40227	60.3973	59.9341	59.9285	60.4092

Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]	Time to Max Stage [hr]	Time to Min/Max Delta Stage [hr]	Time to Max Total Inflow [hr]	Time to Max Total Outflow [hr]
Storage											
Basin 3 Storage	3-1	7.00	2.18	0.0010	6.44	3.31	26874	36.3067	35.4527	36.0233	36.3198
Basin 3 Storage	5-1	7.00	2.30	0.0010	8.18	4.56	30332	36.2603	35.5136	36.0167	36.2673

Node: Basin 4 Storage

Scenario: Pre-Development
Type: Stage/Volume
Base Flow: 0.00 cfs
Initial Stage: 1.00 ft
Warning Stage: 7.00 ft

Stage [ft]	Volume [ac-ft]	Volume [ft3]
1.00	0.00	0
1.50	0.01	436
2.00	0.05	2178
2.50	0.12	5227
3.00	0.21	9148
3.50	0.32	13939
4.00	0.46	20038
4.50	0.63	27443
5.00	0.82	35719
5.50	1.03	44867
6.00	1.24	54014
6.50	1.44	62726

Comment:

Node Max Conditions w/ Times [Pre-Development]

Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]	Time to Max Stage [hr]	Time to Min/Max Delta Stage [hr]	Time to Max Total Inflow [hr]	Time to Max Total Outflow [hr]
Basin 4 Storage	10-3	7.00	2.53	0.0010	1.27	0.11	7057	62.0904	60.1846	60.0334	62.0904
Basin 4 Storage	25 - 3	7.00	2.57	0.0010	1.60	0.51	7212	60.5965	60.1972	60.0328	60.5965
Basin 4	3-1	7.00	1.95	0.0010	0.26	0.00	4519	72.9906	35.1426	36.0327	0.0000

Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]	Time to Max Stage [hr]	Time to Min/Max Delta Stage [hr]	Time to Max Total Inflow [hr]	Time to Max Total Outflow [hr]
Storage											
Basin 4 Storage	5-1	7.00	2.15	0.0010	0.40	0.00	5449	72.9874	34.5655	36.0333	0.0000

Node: Basin 5 Storage

Scenario: Pre-Development
 Type: Stage/Volume
 Base Flow: 0.00 cfs
 Initial Stage: 1.50 ft
 Warning Stage: 7.00 ft

Stage [ft]	Volume [ac-ft]	Volume [ft3]
1.50	0.00	0
2.00	0.01	436
2.50	0.06	2614
3.00	0.19	8276
3.50	0.40	17424
4.00	0.62	27007
4.50	0.85	37026
5.00	1.08	47045
5.50	1.31	57064
6.00	1.53	66647
6.50	1.76	76666
7.00	1.99	86684

Comment:

Node Max Conditions w/ Times [Pre-Development]

Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]	Time to Max Stage [hr]	Time to Min/Max Delta Stage [hr]	Time to Max Total Inflow [hr]	Time to Max Total Outflow [hr]
Basin 5 Storage	10-3	7.00	2.56	0.0052	7.00	6.59	8716	60.3617	0.0001	60.0137	59.9827
Basin 5 Storage	25 - 3	7.00	2.66	0.0052	7.97	7.22	10102	60.3886	0.0001	60.0161	59.9209
Basin 5 Storage	3-1	7.00	2.33	0.0052	5.19	2.69	6087	36.0417	0.0001	0.0000	36.0434
Basin 5	5-1	7.00	2.35	0.0052	5.19	3.40	6319	36.0398	0.0001	0.0000	36.0398

Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]	Time to Max Stage [hr]	Time to Min/Max Delta Stage [hr]	Time to Max Total Inflow [hr]	Time to Max Total Outflow [hr]
Storage											

Node: St Lucie River (Basin 4)

Scenario: Pre-Development

Type: Time/Stage

Base Flow: 0.00 cfs

Initial Stage: -0.81 ft

Warning Stage: 7.00 ft

Boundary Stage:

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	-0.81
0	0	0	55.0000	-0.39
0	0	0	70.0000	-0.28
0	0	0	360.0000	-0.81

Comment:

Node Max Conditions w/ Times [Pre-Development]

Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]	Time to Max Stage [hr]	Time to Min/Max Delta Stage [hr]	Time to Max Total Inflow [hr]	Time to Max Total Outflow [hr]
St Lucie River (Basin 4)	10-3	7.00	-0.28	0.0001	0.11	0.00	0	70.0012	40.6004	62.0904	0.0000
St Lucie River (Basin 4)	25 - 3	7.00	-0.28	0.0001	0.51	0.00	0	70.0043	40.6008	60.5965	0.0000
St Lucie River (Basin 4)	3-1	7.00	-0.28	0.0001	0.00	0.00	0	69.9989	0.7214	0.0000	0.0000
St Lucie River (Basin 4)	5-1	7.00	-0.28	0.0001	0.00	0.00	0	70.0041	0.7214	0.0000	0.0000

Node: St. Lucie River (Basin 1)

Scenario: Pre-Development
 Type: Time/Stage
 Base Flow: 0.00 cfs
 Initial Stage: -0.81 ft
 Warning Stage: 7.00 ft
 Boundary Stage:

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	-0.81
0	0	0	55.0000	-0.39
0	0	0	70.0000	-0.28
0	0	0	360.0000	-0.81

Comment:

Node Max Conditions w/ Times [Pre-Development]

Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft ²]	Time to Max Stage [hr]	Time to Min/Max Delta Stage [hr]	Time to Max Total Inflow [hr]	Time to Max Total Outflow [hr]
St. Lucie River (Basin 1)	10-3	7.00	-0.28	0.0001	6.83	0.00	0	70.0012	40.6004	60.1087	0.0000
St. Lucie River (Basin 1)	25 - 3	7.00	-0.28	0.0001	8.60	0.00	0	70.0043	40.6008	60.1084	0.0000
St. Lucie River (Basin 1)	3-1	7.00	-0.28	0.0001	1.38	0.00	0	69.9989	0.7214	36.1074	0.0000
St. Lucie River (Basin 1)	5-1	7.00	-0.28	0.0001	2.21	0.00	0	70.0041	0.7214	36.0977	0.0000

Node: St. Lucie River (Basin 2, 3, 5)

Scenario: Pre-Development
 Type: Time/Stage
 Base Flow: 0.00 cfs
 Initial Stage: -0.81 ft
 Warning Stage: 0.00 ft

Boundary Stage:

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	-0.81
0	0	0	55.0000	-0.39
0	0	0	70.0000	-0.28
0	0	0	360.0000	-0.81

Comment:

Node Max Conditions w/ Times [Pre-Development]

Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]	Time to Max Stage [hr]	Time to Min/Max Delta Stage [hr]	Time to Max Total Inflow [hr]	Time to Max Total Outflow [hr]
St. Lucie River (Basin 2, 3, 5)	10-3	0.00	-0.28	0.0001	8.13	0.00	0	70.0012	40.6004	60.3746	0.0000
St. Lucie River (Basin 2, 3, 5)	25 - 3	0.00	-0.28	0.0001	9.18	0.00	0	70.0043	40.6008	60.4092	0.0000
St. Lucie River (Basin 2, 3, 5)	3-1	0.00	-0.28	0.0001	3.31	0.00	0	69.9989	0.7214	36.3198	0.0000
St. Lucie River (Basin 2, 3, 5)	5-1	0.00	-0.28	0.0001	4.56	0.00	0	70.0041	0.7214	36.2673	0.0000

Weir Link: Post Off-Site Natural Weir

Scenario: Post Development
 From Node: Post Off-Site Storage
 To Node: St Lucie River Off-Site
 Link Count: 1
 Flow Direction: Both
 Damping: 0.0000 ft
 Weir Type: Broad Crested Vertical
 Geometry Type: Rectangular
 Invert: 2.50 ft
 Control Elevation: 2.50 ft
 Max Depth: 1.00 ft

Bottom Clip

Default: 0.00 ft
 Op Table:
 Ref Node:

Top Clip

Default: 0.00 ft
 Op Table:
 Ref Node:

Discharge Coefficients

Weir Default: 2.800
 Weir Table:

Max Width: 10.00 ft

Fillet: 0.00 ft

Orifice Default: 0.600

Orifice Table:

Comment:

Weir Link: Basin 2 Weir

Scenario: Pre-Development

From Node: Basin 2 Storage

To Node: Basin 5 Storage

Link Count: 1

Flow Direction: Both

Damping: 0.0000 ft

Weir Type: Horizontal

Geometry Type: Rectangular

Invert: 2.24 ft

Control Elevation: 2.24 ft

Max Depth: 4.00 ft

Max Width: 3.00 ft

Fillet: 0.00 ft

Bottom Clip

Default: 0.00 ft

Op Table:

Ref Node:

Top Clip

Default: 0.00 ft

Op Table:

Ref Node:

Discharge Coefficients

Weir Default: 2.800

Weir Table:

Orifice Default: 0.600

Orifice Table:

Comment:

Weir Link: Basin 5 Weir

Scenario: Pre-Development

From Node: Basin 5 Storage

To Node: Basin 3 Storage

Link Count: 1

Flow Direction: Both

Damping: 0.0000 ft

Weir Type: Broad Crested Vertical

Geometry Type: Rectangular

Invert: 2.20 ft

Control Elevation: 2.20 ft

Max Depth: 1.00 ft

Max Width: 20.00 ft

Fillet: 0.00 ft

Bottom Clip

Default: 0.00 ft

Op Table:

Ref Node:

Top Clip

Default: 0.00 ft

Op Table:

Ref Node:

Discharge Coefficients

Weir Default: 2.800

Weir Table:

Orifice Default: 0.600

Orifice Table:

Comment:

Weir Link: Natural Weir

Scenario: Pre-Development

From Node: Basin 1 Storage

To Node: St. Lucie River (Basin 1)

Link Count: 1

Bottom Clip

Default: 0.00 ft

Op Table:

Ref Node:

Flow Direction: Both
 Damping: 0.0000 ft
 Weir Type: Broad Crested Vertical
 Geometry Type: Rectangular
 Invert: 2.50 ft
 Control Elevation: 2.50 ft
 Max Depth: 1.00 ft
 Max Width: 10.00 ft
 Fillet: 0.00 ft

Top Clip
 Default: 0.00 ft
 Op Table:
 Ref Node:
 Discharge Coefficients
 Weir Default: 2.800
 Weir Table:
 Orifice Default: 0.600
 Orifice Table:

Comment:

Weir Link: Natural Weir Basin 4

Scenario: Pre-Development
 From Node: Basin 4 Storage
 To Node: St Lucie River (Basin 4)
 Link Count: 1
 Flow Direction: Both
 Damping: 0.0000 ft
 Weir Type: Broad Crested Vertical
 Geometry Type: Rectangular
 Invert: 2.50 ft
 Control Elevation: 2.50 ft
 Max Depth: 1.00 ft
 Max Width: 10.00 ft
 Fillet: 0.00 ft

Bottom Clip
 Default: 0.00 ft
 Op Table:
 Ref Node:
 Top Clip
 Default: 0.00 ft
 Op Table:
 Ref Node:
 Discharge Coefficients
 Weir Default: 2.800
 Weir Table:
 Orifice Default: 0.600
 Orifice Table:

Comment:

Drop Structure Link: Control Structure

Scenario: Post Development
 From Node: Post Development
 Storage
 To Node: St Lucie River
 On-Site
 Link Count: 1
 Flow Direction: Both
 Solution: Combine
 Increments: 0
 Pipe Count: 1
 Damping: 0.0000 ft
 Length: 30.00 ft
 FHWA Code: 0
 Entr Loss Coef: 0.00
 Exit Loss Coef: 0.00
 Bend Loss Coef: 0.00

Upstream Pipe

Invert: 0.00 ft
 Manning's N: 0.0110
 Geometry: Circular
 Max Depth: 1.50 ft
 Default: 0.00 ft
 Op Table:
 Ref Node:
 Manning's N: 0.0000
 Default: 0.00 ft
 Op Table:
 Ref Node:
 Manning's N: 0.0000

Downstream Pipe

Invert: 0.00 ft
 Manning's N: 0.0110
 Geometry: Circular
 Max Depth: 1.50 ft
 Default: 0.00 ft
 Op Table:
 Ref Node:
 Manning's N: 0.0000
 Default: 0.00 ft
 Op Table:
 Ref Node:
 Manning's N: 0.0000

Bend Location: 0.00 dec

Energy Switch: Energy

Pipe Comment:

Weir Component	
Weir: 1	Bottom Clip
Weir Count: 1	Default: 0.00 ft
Weir Flow Direction: Both	Op Table:
Damping: 0.0000 ft	Ref Node:
Weir Type: Sharp Crested Vertical	Top Clip
Geometry Type: Circular	Default: 0.00 ft
Invert: 0.00 ft	Op Table:
Control Elevation: 0.00 ft	Ref Node:
Max Depth: 0.25 ft	Discharge Coefficients
	Weir Default: 3.200
	Weir Table:
	Orifice Default: 0.600
	Orifice Table:

Weir Comment: bleeder

Weir Component	
Weir: 2	Bottom Clip
Weir Count: 1	Default: 0.00 ft
Weir Flow Direction: Both	Op Table:
Damping: 0.0000 ft	Ref Node:
Weir Type: Horizontal	Top Clip
Geometry Type: Rectangular	Default: 0.00 ft
Invert: 3.10 ft	Op Table:
Control Elevation: 3.10 ft	Ref Node:
Max Depth: 0.25 ft	Discharge Coefficients
Max Width: 2.00 ft	Weir Default: 3.200
Fillet: 0.00 ft	Weir Table:
	Orifice Default: 0.600
	Orifice Table:

Weir Comment: weir

Weir Component	
Weir: 3	Bottom Clip
Weir Count: 1	Default: 0.00 ft
Weir Flow Direction: Both	Op Table:
Damping: 0.0000 ft	Ref Node:
Weir Type: Horizontal	Top Clip
Geometry Type: Rectangular	Default: 0.00 ft
Invert: 4.50 ft	Op Table:
Control Elevation: 4.50 ft	Ref Node:
Max Depth: 3.00 ft	Discharge Coefficients
Max Width: 2.00 ft	Weir Default: 3.200
Fillet: 0.00 ft	Weir Table:
	Orifice Default: 0.600
	Orifice Table:

Weir Comment: Rim

Drop Structure Comment:

Scenario	Sim	Node Name	Relative Time [hrs]	Stage [ft]	Total Outflow Volume [ac_ft]
Post Development	25 - 3	Post Development Storage	0.0000	0.50	0.00
Post Development	25 - 3	Post Development Storage	1.0075	0.03	0.00
Post Development	25 - 3	Post Development Storage	2.0075	0.01	0.00
Post Development	25 - 3	Post Development Storage	3.0075	0.01	0.00
Post Development	25 - 3	Post Development Storage	4.0075	0.00	0.00
Post Development	25 - 3	Post Development Storage	5.0075	0.00	0.00
Post Development	25 - 3	Post Development Storage	6.0075	0.02	0.00
Post Development	25 - 3	Post Development Storage	7.0072	0.14	0.00
Post Development	25 - 3	Post Development Storage	8.0072	0.21	0.01
Post Development	25 - 3	Post Development Storage	9.0072	0.27	0.01
Post Development	25 - 3	Post Development Storage	10.0072	0.31	0.02
Post Development	25 - 3	Post Development Storage	11.0072	0.39	0.02
Post Development	25 - 3	Post Development Storage	12.0072	0.46	0.03
Post Development	25 - 3	Post Development Storage	13.0072	0.52	0.04
Post Development	25 - 3	Post Development Storage	14.0072	0.58	0.06
Post Development	25 - 3	Post Development Storage	15.0072	0.64	0.07
Post Development	25 - 3	Post Development Storage	16.0072	0.70	0.08
Post Development	25 - 3	Post Development Storage	17.0072	0.76	0.10
Post Development	25 - 3	Post Development Storage	18.0072	0.82	0.11
Post Development	25 - 3	Post Development Storage	19.0072	0.88	0.13
Post Development	25 - 3	Post Development Storage	20.0072	0.93	0.14
Post Development	25 - 3	Post Development Storage	21.0072	0.99	0.16
Post Development	25 - 3	Post Development Storage	22.0072	1.04	0.17
Post Development	25 - 3	Post Development Storage	23.0072	1.09	0.19
Post Development	25 - 3	Post Development Storage	24.0072	1.14	0.21
Post Development	25 - 3	Post Development Storage	25.0009	1.33	0.23
Post Development	25 - 3	Post Development Storage	26.0054	1.55	0.25
Post Development	25 - 3	Post Development Storage	27.0082	1.65	0.27
Post Development	25 - 3	Post Development Storage	28.0082	1.73	0.30
Post Development	25 - 3	Post Development Storage	29.0082	1.78	0.32
Post Development	25 - 3	Post Development Storage	30.0082	1.84	0.34
Post Development	25 - 3	Post Development Storage	31.0082	1.89	0.37
Post Development	25 - 3	Post Development Storage	32.0082	1.93	0.39
Post Development	25 - 3	Post Development Storage	33.0082	1.97	0.42
Post Development	25 - 3	Post Development Storage	34.0082	2.01	0.44
Post Development	25 - 3	Post Development Storage	35.0082	2.05	0.47
Post Development	25 - 3	Post Development Storage	36.0082	2.09	0.50
Post Development	25 - 3	Post Development Storage	37.0082	2.12	0.52
Post Development	25 - 3	Post Development Storage	38.0082	2.16	0.55
Post Development	25 - 3	Post Development Storage	39.0082	2.19	0.58
Post Development	25 - 3	Post Development Storage	40.0082	2.22	0.60
Post Development	25 - 3	Post Development Storage	41.0082	2.26	0.63

Scenario	Sim	Node Name	Relative Time [hrs]	Stage [ft]	Total Outflow Volume [ac_ft]
Post Development	25 - 3	Post Development Storage	42.0082	2.29	0.66
Post Development	25 - 3	Post Development Storage	43.0082	2.32	0.68
Post Development	25 - 3	Post Development Storage	44.0082	2.35	0.71
Post Development	25 - 3	Post Development Storage	45.0082	2.38	0.74
Post Development	25 - 3	Post Development Storage	46.0082	2.40	0.77
Post Development	25 - 3	Post Development Storage	47.0082	2.43	0.80
Post Development	25 - 3	Post Development Storage	48.0082	2.46	0.83
Post Development	25 - 3	Post Development Storage	49.0082	2.49	0.85
Post Development	25 - 3	Post Development Storage	50.0082	2.52	0.88
Post Development	25 - 3	Post Development Storage	51.0082	2.57	0.91
Post Development	25 - 3	Post Development Storage	52.0082	2.63	0.94
Post Development	25 - 3	Post Development Storage	53.0082	2.71	0.97
Post Development	25 - 3	Post Development Storage	54.0040	2.84	1.00
Post Development	25 - 3	Post Development Storage	55.0032	2.99	1.03
Post Development	25 - 3	Post Development Storage	56.0057	3.18	1.07
Post Development	25 - 3	Post Development Storage	57.0044	3.29	1.17
Post Development	25 - 3	Post Development Storage	58.0036	3.40	1.30
Post Development	25 - 3	Post Development Storage	59.0015	3.56	1.45
Post Development	25 - 3	Post Development Storage	60.0003	4.44	1.65
Post Development	25 - 3	Post Development Storage	61.0018	4.90	2.48
Post Development	25 - 3	Post Development Storage	62.0039	4.72	3.25
Post Development	25 - 3	Post Development Storage	63.0053	4.57	3.68
Post Development	25 - 3	Post Development Storage	64.0070	4.47	3.96
Post Development	25 - 3	Post Development Storage	65.0018	4.33	4.23
Post Development	25 - 3	Post Development Storage	66.0027	4.15	4.48
Post Development	25 - 3	Post Development Storage	67.0028	3.95	4.71
Post Development	25 - 3	Post Development Storage	68.0045	3.76	4.91
Post Development	25 - 3	Post Development Storage	69.0016	3.56	5.09
Post Development	25 - 3	Post Development Storage	70.0028	3.39	5.25
Post Development	25 - 3	Post Development Storage	71.0080	3.26	5.37
Post Development	25 - 3	Post Development Storage	72.0080	3.21	5.46
Post Development	25 - 3	Post Development Storage	73.0080	3.14	5.52
Post Development	25 - 3	Post Development Storage	74.0080	3.08	5.56
Post Development	25 - 3	Post Development Storage	75.0080	3.01	5.59
Post Development	25 - 3	Post Development Storage	76.0080	2.95	5.62
Post Development	25 - 3	Post Development Storage	77.0080	2.89	5.65
Post Development	25 - 3	Post Development Storage	78.0080	2.82	5.68
Post Development	25 - 3	Post Development Storage	79.0080	2.76	5.72
Post Development	25 - 3	Post Development Storage	80.0080	2.70	5.75
Post Development	25 - 3	Post Development Storage	81.0080	2.64	5.78
Post Development	25 - 3	Post Development Storage	82.0080	2.58	5.81
Post Development	25 - 3	Post Development Storage	83.0080	2.52	5.83

Scenario	Sim	Node Name	Relative Time [hrs]	Stage [ft]	Total Outflow Volume [ac_ft]
Post Development	25 - 3	Post Development Storage	84.0080	2.46	5.86
Post Development	25 - 3	Post Development Storage	85.0080	2.40	5.89
Post Development	25 - 3	Post Development Storage	86.0080	2.33	5.92
Post Development	25 - 3	Post Development Storage	87.0080	2.26	5.95
Post Development	25 - 3	Post Development Storage	88.0080	2.19	5.97
Post Development	25 - 3	Post Development Storage	89.0080	2.11	6.00
Post Development	25 - 3	Post Development Storage	90.0080	2.03	6.03
Post Development	25 - 3	Post Development Storage	91.0080	1.93	6.05
Post Development	25 - 3	Post Development Storage	92.0013	1.81	6.08
Post Development	25 - 3	Post Development Storage	93.0027	1.65	6.10
Post Development	25 - 3	Post Development Storage	94.0007	1.23	6.12
Post Development	25 - 3	Post Development Storage	95.0002	0.61	6.14
Post Development	25 - 3	Post Development Storage	96.0035	0.03	6.14
Post Development	25 - 3	Post Development Storage	97.0035	0.01	6.14
Post Development	25 - 3	Post Development Storage	98.0035	0.01	6.14
Post Development	25 - 3	Post Development Storage	99.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	100.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	101.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	102.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	103.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	104.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	105.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	106.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	107.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	108.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	109.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	110.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	111.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	112.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	113.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	114.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	115.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	116.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	117.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	118.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	119.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	120.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	121.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	122.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	123.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	124.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	125.0035	0.00	6.14

Scenario	Sim	Node Name	Relative Time [hrs]	Stage [ft]	Total Outflow Volume [ac_ft]
Post Development	25 - 3	Post Development Storage	126.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	127.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	128.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	129.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	130.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	131.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	132.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	133.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	134.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	135.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	136.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	137.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	138.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	139.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	140.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	141.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	142.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	143.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	144.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	145.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	146.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	147.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	148.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	149.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	150.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	151.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	152.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	153.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	154.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	155.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	156.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	157.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	158.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	159.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	160.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	161.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	162.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	163.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	164.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	165.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	166.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	167.0035	0.00	6.14

Scenario	Sim	Node Name	Relative Time [hrs]	Stage [ft]	Total Outflow Volume [ac_ft]
Post Development	25 - 3	Post Development Storage	168.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	169.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	170.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	171.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	172.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	173.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	174.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	175.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	176.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	177.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	178.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	179.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	180.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	181.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	182.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	183.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	184.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	185.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	186.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	187.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	188.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	189.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	190.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	191.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	192.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	193.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	194.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	195.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	196.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	197.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	198.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	199.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	200.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	201.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	202.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	203.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	204.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	205.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	206.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	207.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	208.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	209.0035	0.00	6.14

Scenario	Sim	Node Name	Relative Time [hrs]	Stage [ft]	Total Outflow Volume [ac_ft]
Post Development	25 - 3	Post Development Storage	210.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	211.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	212.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	213.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	214.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	215.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	216.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	217.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	218.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	219.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	220.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	221.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	222.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	223.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	224.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	225.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	226.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	227.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	228.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	229.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	230.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	231.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	232.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	233.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	234.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	235.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	236.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	237.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	238.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	239.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	240.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	241.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	242.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	243.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	244.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	245.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	246.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	247.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	248.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	249.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	250.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	251.0035	0.00	6.14

Scenario	Sim	Node Name	Relative Time [hrs]	Stage [ft]	Total Outflow Volume [ac_ft]
Post Development	25 - 3	Post Development Storage	252.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	253.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	254.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	255.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	256.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	257.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	258.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	259.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	260.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	261.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	262.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	263.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	264.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	265.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	266.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	267.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	268.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	269.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	270.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	271.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	272.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	273.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	274.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	275.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	276.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	277.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	278.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	279.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	280.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	281.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	282.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	283.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	284.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	285.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	286.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	287.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	288.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	289.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	290.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	291.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	292.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	293.0035	0.00	6.14

Scenario	Sim	Node Name	Relative Time [hrs]	Stage [ft]	Total Outflow Volume [ac_ft]
Post Development	25 - 3	Post Development Storage	294.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	295.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	296.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	297.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	298.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	299.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	300.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	301.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	302.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	303.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	304.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	305.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	306.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	307.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	308.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	309.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	310.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	311.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	312.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	313.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	314.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	315.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	316.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	317.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	318.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	319.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	320.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	321.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	322.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	323.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	324.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	325.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	326.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	327.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	328.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	329.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	330.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	331.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	332.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	333.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	334.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	335.0035	0.00	6.14

Scenario	Sim	Node Name	Relative Time [hrs]	Stage [ft]	Total Outflow Volume [ac_ft]
Post Development	25 - 3	Post Development Storage	336.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	337.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	338.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	339.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	340.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	341.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	342.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	343.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	344.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	345.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	346.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	347.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	348.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	349.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	350.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	351.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	352.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	353.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	354.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	355.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	356.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	357.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	358.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	359.0035	0.00	6.14
Post Development	25 - 3	Post Development Storage	360.0035	0.00	6.14

Appendix D: Geotechnical Report



**UNIVERSAL
ENGINEERING SCIENCES**

GEOTECHNICAL EXPLORATION

ATLANTIC POINT YACHT CLUB & MARINA
REDEVELOPMENT PROJECT
75 NW FLAGLER AVENUE
STUART, FLORIDA

UES PROJECT No. 3330.2100078.0000

PREPARED FOR:

Straticon Construction Services
451 SW Federal Highway
Stuart, Florida 34994

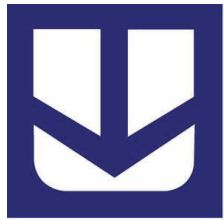
Attn: Mr. Dan Moore

PREPARED BY:

Universal Engineering Sciences
607 NW Commodity Cove
Port St. Lucie, Florida 34986
(772) 924-3575

October 20, 2021

Consultants in: Geotechnical Engineering • Environmental Sciences
• Construction Materials Testing • Threshold Inspection



UNIVERSAL ENGINEERING SCIENCES

Consultants In: Geotechnical Engineering • Environmental Sciences
Geophysical Services • Construction Materials Testing • Threshold Inspection
Building Inspection • Plan Review • Building Code Administration

October 20, 2021

Mr. Dan Moore
Straticon Construction Services
451 SW Federal Highway
Stuart, Florida 34994

**Subject: Report of Geotechnical Exploration
Atlantic Point Yacht Club & Marina Redevelopment Project
75 NW Flagler Avenue, Stuart, Florida
UES Project No. 3330.2100209.0000**

Dear Mr. Moore:

Universal Engineering Sciences (UES) has completed the subsurface exploration and geotechnical engineering evaluation for the above referenced project in accordance with the geotechnical and engineering service agreement for this project. The scope of services was completed in general accordance with our Geotechnical Engineering Proposal No. 21-1508.00 dated July 26, 2020, planned in conjunction with and authorized by you.

EXECUTIVE SUMMARY

The purpose of our geotechnical exploration was to determine the nature of the subsurface soils and general geomorphic conditions at the site and evaluate their impact upon the proposed construction. This report contains the results of our subsurface exploration and our engineering interpretations of these with respect to the project characteristics described to us, including providing recommendations for foundation design, pavement design, and site preparation.

Per our recent telephone discussions and email correspondence with you we understand that you are looking to redevelop the Atlantic Point Marina. At this time, UES has been provided with a site plan of the proposed new site, along with renderings of the planned project. The plans for construction include a multi-story warehouse to include retail outlets, three smaller commercial buildings, new pavement roadways and parking, new piers and bulkhead.

Structural plans are unavailable at this time. However, we have been provided a Site Plan dated July 12, 2021 which provided the basis for our scope of services. It is our understanding that the new water structures will require floating docks, dredging and piles however pile design will be determined at a later date. For the foundation recommendations presented in this report, we assumed a maximum wall loading of 4 kips per linear foot and a maximum column load of 50 kips for the smaller commercial buildings, while assuming a maximum wall loading of 20 kips and maximum column load of 150 for the three-story shopping structure. Additionally, we have assumed that the three-story building will utilize tilt panel construction.

The recommendations provided herein are based upon the above considerations. If the stated conditions are incorrect or if the project description is revised, please inform UES so that we may review our recommendations with respect to any modifications.

The waterside borings included seven (7) standard penetration test (SPT) borings (50-1 through 50-3 and 12-1 through 12-4), advanced to approximate depths of 12 to 50 feet below the existing mudline. These borings were performed at the proposed floating docks and dredging locations. Note that the mudline was generally encountered at approximate depths of 4 to 10 feet below the water level.

The landside borings included seventeen (17) standard penetration test (SPT) borings (5-1, 40-1 through 40-12, 50-4), advanced to approximate depths of 6 to 50 feet below the existing ground surface. These borings were completed within the proposed roadway, bulkhead and buildings. One (1) auger boring with hand cone penetrometer (HCP) testing (AB-5-2), advanced to depths of approximately 5 feet below the existing ground surface, were completed for within the proposed parking lot. Finally, three (3) hand auger borings with HCP testing advanced to depths of approximately 6 feet below existing grade with accompanying exfiltration tests (EX-1 through EX-3) were performed within the proposed parking areas for buried stormwater systems. The boring depths were established based upon our knowledge of vicinity soils and confined to the zone of soil likely to be influenced by the planned construction. The locations of the borings are illustrated on the Test Location Plan in Appendix B.

The subsurface soil conditions encountered in the waterside borings generally consisted of very loose to dense fine sand (SP), shelly sand (SP), fine sand with silt (SP-SM), and silty fine sand (SM) to the termination depths.

The subsurface soil conditions encountered in the landside borings generally consisted of very loose to medium dense fine sand (SP), shelly sand (SP), fine sand with silt (SP-SM), silty fine sand (SM), fine sand with clay and firm lean clay (CL) to the termination depths. Layers of organic soils or "muck," with varying amounts of organic contents (OL, SM-OL, ML-OL, SC-OL, SC-OL, SP-SM-OL and PT) were also encountered in borings 40-1, 40-2, 40-4, 40-6, 40-7, 40-8, 50-4, and EX-1 which are in locations that impact every building on the site. The organic soil layers were present at varying depths from 2.5 to 28.5 feet of the soil profile.

The results of the borings were considered to develop design and installation criteria for driven steel pipe piles, sheet piles and augered cast-in-place (ACIP) piles to support the proposed new construction. In addition, pavement design criteria were developed for the project.

We appreciate the opportunity to be of service during this phase of the project and look forward to a continued association. Please do not hesitate to contact us if you have any questions or comments, or if we may further assist you as your plans proceed.

Respectfully Submitted,
Universal Engineering Sciences
Florida Registry No. 4930



Digitally signed by
Allan Abubakar
Date: 2021.10.20
11:29:47 -04'00'

This item has been digitally signed and sealed by Allan G. Abubakar, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Allan G. Abubakar, P.E.
Senior Project Engineer
Florida Registration No. 69952

Erik Soderstrom, E.I.
Geotechnical Department Manager

Distribution: Mr. Dan Moore – Straticon Construction Services

1 pdf

Appendix A - Vicinity Map
Appendix B - Boring and Test Pit Location Plans
Appendix C - Notes Related to Borings
Appendix D – Land Boring Logs
Appendix E – Water Boring Logs
Appendix F - Hydraulic Conductivity Results
Appendix G - Discussion of Soil Groups

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1.0 INTRODUCTION

1.1 Scope of Services

The objective of our geotechnical services was to collect subsurface data for the subject project, summarize the test results, and discuss any apparent site conditions that may have geotechnical significance for the proposed construction. The following scope of services is provided within this report:

1. Prepare boring logs depicting the subsurface soil conditions encountered during our field exploration.
2. Review the soil samples obtained during our field exploration for classification and additional testing if necessary.
3. Evaluate the existing soil conditions found during our exploration with respect to foundation support for the proposed construction.
4. Provide design and installation recommendations for driven steel pipe piles, sheet piles and augered cast-in-place (ACIP) piles.
5. Provide recommendations for the design and construction of new pavement sections.
6. Provide recommendations for site preparation and earthwork construction.

1.2 Project Description

Per our recent telephone discussions and email correspondence with you we understand that you are looking to redevelop the Atlantic Point Marina. At this time, UES has been provided with a site plan of the proposed new site, along with renderings of the planned project. The plans for construction include a multi-story warehouse to include retail outlets, three smaller commercial buildings, new pavement roadways and parking, new piers and bulkhead.

Structural plans are unavailable at this time. However, we have been provided a Site Plan dated July 12, 2021 which provided the basis for our scope of services. It is our understanding that the new water structures will require floating docks, dredging and piles however pile design will be determined at a later date. For the foundation recommendations presented in this report, we assumed a maximum wall loading of 4 kips per linear foot and a maximum column load of 50 kips for the smaller commercial buildings, while assuming a maximum wall loading of 20 kips and maximum column load of 150 for the three-story shopping structure. Additionally, we have assumed that the three-story building will utilize tilt panel construction.

The recommendations provided herein are based upon the above considerations. If the stated conditions are incorrect or if the project description is revised, please inform UES so that we may review our recommendations with respect to any modifications.

2.0 OBSERVATIONS

2.1 Site Description

As illustrated on the Site Vicinity Map in Appendix A, the site is at 75 NW Flagler Avenue in Stuart, Florida. At the time of our field exploration, the site was developed with a marina and associated infrastructure.

2.2 Field Exploration

The waterside borings included seven (7) standard penetration test (SPT) borings (50-1 through 50-3 and 12-1 through 12-4), advanced to approximate depths of 12 to 50 feet below the existing mudline. These borings were performed at the proposed floating docks and dredging locations. Note that the mudline was generally encountered at approximate depths of 4 to 10 feet below the water level.

The landside borings included seventeen (17) standard penetration test (SPT) borings (5-1, 40-1 through 40-12, 50-4), advanced to approximate depths of 6 to 50 feet below the existing ground surface. These borings were completed within the proposed roadway, bulkhead and buildings. One (1) auger boring with hand cone penetrometer (HCP) testing (AB-5-2), advanced to depths of approximately depths of 5 feet below the existing ground surface, were completed for within the proposed parking lot. Finally, three (3) hand auger borings with HCP testing advanced to depths of approximately 6 feet below existing grade with accompanying exfiltration tests (EX-1 through EX-3) were performed within the proposed parking areas for buried stormwater systems. The boring depths were established based upon our knowledge of vicinity soils and confined to the zone of soil likely to be influenced by the planned construction. The locations of the borings are illustrated on the Test Location Plan in Appendix B.

The Standard Penetration Tests (SPT) were performed in general accordance with ASTM D 1586, "Standard Test Method for Standard Penetration Test (SPT) and Split-Barrel Sampling of Soils." The SPT test procedure consists of driving a 1.4-inch I.D. split-barrel sampler into the soil profile using a 140-pound hammer falling 30 inches. The number of blows per foot, for the second and third 6-inch increment, is referred to as the N-value. The N-value has been empirically correlated with various soil properties and provides an indication of soil strength.

The auger borings were performed in general accordance with ASTM D 1452, "Standard Practice for Soil Exploration and Sampling by Auger Borings." Hand Cone Penetrometer (HCP) tests were conducted at approximate one-foot depth intervals in the auger borings. The HCP test, in conjunction with information about the soil type, is empirically correlated to the relative density of subsurface soils.

Site specific survey staking of the borings and exfiltration test was not performed for our field exploration. The boring and exfiltration test locations were approximated using the provided Master Site Plan, GPS coordinates, and by estimating distances and relationships to existing site features.

2.3 Laboratory Testing

Soil samples recovered from our field exploration were returned to our laboratory where they were visually classified by a geotechnical engineer in general accordance with the Unified Soil Classification System (ASTM D 2488). Representative soil samples were then selected from the retained soils and tested in our laboratory for sample specific classification in general accordance with the guidelines of ASTM D 2487 Standard Classification of Soils for Engineering Purposes (Unified Soil Classification System). Selected samples were tested for moisture content (ASTM D 2216), organic content (ASTM D2974), and fines content (ASTM D 1140). The laboratory test results are summarized in Table 2.3.1 below and are also contained on the boring logs.

Table 2.3.1 - Laboratory Test Results

Boring No.	Strata Depth (feet)	Sample Description	Moisture Content (%)	Fines Content (%)	Organic Content (%)
40 - 1	13.5 -18.5	Dark gray organically sandy silt (ML-OL)	174.9	55.6	-
40 - 1	23.5 – 28.5	Dark gray organically clayey sand (SC-OL)	108.6	43.1	11.0
40 - 04	6 - 8	Dark gray organic sand (OL)	124.6	11.4	29.0
40 - 06	6 – 13.5	Dark brown silty fine sand with organics (SM-OL)	91.5	16.1	-
40 - 07	6 – 8.5	Dark gray organic sand (OL)	124.7	45.3	-
50 - 4	2.5 - 4	Dark gray organic silt (ML-OL)	154.8	61.4	-
EX-1	5 - 6	Dark Brown Peat (PT)	298.2	12.9	52.9

The recovered samples were not evaluated, either visually or analytically, for chemical composition or environmental hazards. UES would be pleased to perform these services for an additional fee, if required. The samples will be retained in our laboratory for 30 days from the date of this report and then discarded, unless we are notified otherwise in writing.

2.4 Geomorphic Conditions

The geology of the site (landside) as mapped on the USDA Soil Survey website consists of Urban land, 0 to 2 percent slopes (23) and Arents, 0 to 2 percent (36). **These are sandy soils and organic soils are not indicated.** However, since Arents are areas where the soils have been generally altered by grading, shaping, and covered with fill, the soils can be variable. Note that the Soil Survey generally extends to a maximum depth of 80 inches below ground surface and is not indicative of deeper soil conditions.

Boring logs resulting from our field exploration are presented in Appendix D - Log of Boring Records. The logs contain the soil descriptions, the standard penetration test (SPT) N-values, and the hand cone penetrometer (HCP) values logged during the drilling and sampling activities. Note that the soil boring data reflect information from the specific test locations only and the soil conditions may vary between the strata interfaces indicated on the logs. The soil classifications

and descriptions shown on the logs are generally based upon visual characterizations of the recovered samples using the Unified Soil Classification System. See Appendix E - Discussion of Soil Groups, for a detailed description of various soil groups.

The subsurface soil conditions encountered in the waterside borings generally consisted of very loose to dense fine sand (SP), shelly sand (SP), fine sand with silt (SP-SM), and silty fine sand (SM) to the termination depths.

The subsurface soil conditions encountered in the landside borings generally consisted of very loose to medium dense fine sand (SP), shelly sand (SP), fine sand with silt (SP-SM), silty fine sand (SM), fine sand with clay and firm lean clay (CL) to the termination depths. Layers of organic soils or "muck," with varying amounts of organic contents (OL, SM-OL, ML-OL, SC-OL, SC-OL, SP-SM-OL and PT) were also encountered in borings 40-1, 40-2, 40-4, 40-6, 40-7, 40-8, 50-4, and EX-1 which are in locations that impact every building on the site. The organic soil layers were present at varying depths from 2.5 to 28.5 feet of the soil profile.

2.5 Exfiltration Testing

The exfiltration test was performed in accordance with the South Florida Water Management District method for open hole constant head field testing. The results are presented on the Exfiltration Test Report in Appendix F- Hydraulic Conductivity Tests. The hydraulic conductivity (K) value determined at the test site is presented in the table below.

Test Location	K (cfs/ft ² -ft)
EX-1	1.19 X 10 ⁻⁰⁴
EX-2	1.84 X 10 ⁻⁰⁴
EX-3	5.46 X 10 ⁻⁰⁴

2.6 Hydrogeological Conditions

On the dates of our field exploration (August 23-26, and September 8, 10, 11, 15 & 16, 2021), the mudline was encountered in the waterside borings at approximate depths of 4 to 10 feet below the water surface. Groundwater was encountered in the landside borings at approximate depths of 3 to 7 feet below the existing ground surface. The groundwater table typically fluctuates seasonally depending upon local rainfall and other site specific and/or local influences, including tidal variations in the Stuart Channel. Brief ponding of stormwater may occur across the site after heavy or extended rainfall events.

No additional evaluation was included in our scope of work in relation to the wet seasonal high groundwater table or any existing well fields in the vicinity. Well fields may influence water table levels and cause significant fluctuations. If a more comprehensive water table analysis is necessary, please contact our office for additional guidance.

3.0 ENGINEERING EVALUATION AND RECOMMENDATIONS

3.1 General

Our geotechnical engineering evaluation of the site and subsurface conditions at the property, with respect to the planned construction, and our recommendations for foundation design, pavement design, and site preparation, are based upon (1) our site observations, (2) the field data obtained, and (3) our understanding of the project information and structural conditions as presented in this report. If the stated conditions are incorrect, or if the project description is revised, please inform UES so that we may review our recommendations with respect to any modifications.

We note that the applicability of geotechnical recommendations is very dependent upon project characteristics, specifically (1) improvement locations, (2) grade alterations, (3) and actual applied structural loads. For that reason, UES must be provided with and review the preliminary and final site and grading plans, and structural design loads to validate all recommendations provided in this report. Without performing this review, our recommendations should not be relied upon for final design or construction of any site improvements.

3.2 Driven Pile Foundations

Based on the results of the borings, the recommended deep foundations to support the floating docks to which we have been informed by you that the intention is to tie concrete floating wave attenuators anchored to steel pipe piles. We have assumed that the pipe piles utilized will be closed end piles. The results of our pile capacity analysis are summarized in Table 3.2.1 below. The evaluations were performed using the commercially available ALLPILE 7.0 software with a factor of safety of 2.

Table 3.2.1 - Summary of Driven Pile Capacities (Closed End Steel Pipe Piles)				
Location	Pile Diameter (inches)	Pile Embedment Depth ⁽¹⁾ (feet)	Allowable Compression Capacity ⁽²⁾ (tons)	Allowable Tension Capacity ⁽³⁾ (tons)
Floating Docks	14	35	12.8	6.2
	16	35	16.8	7.6
⁽¹⁾ Embedment depth is based upon UES's local experience, the results of the SPT borings, and is measured from the mudline. ⁽²⁾ Allowable capacity if driven into medium dense soils. ⁽³⁾ Some types of piles are limited in their tensile load capacities. The designer must check with the manufacturer so that this maximum tensile load is not exceeded.				

UES recommends a minimum center-to-center pile spacing of 3 times the nominal pile diameter or dimension. The pile lengths presented in the above tables represent our best engineering

value for cost estimates in any bid preparation. Unit costs per foot for added or subtracted pile length should also be included in any bid document.

The contractor should submit information about the intended pile driving hammer and cushions to be used for approval by the project Geotechnical Engineer. Prior to installation of the production piles for the project, two (2) test piles should be driven at the boring locations. After the test piles are driven, the results should be reviewed by the project Geotechnical Engineer. Following the monitoring and evaluation of the test pile program by UES, production pile lengths and driving criteria can be established.

UES should be retained to monitor the installation of the driven pile foundation system for this project. UES's pile installation monitoring services will include monitoring the installation of each pile, documenting the number of hammer blows required to drive each pile for each linear foot, and evaluation of the pile driving records. Once the pile driving equipment to be used for this project has been determined, UES will establish pile driving criteria (i.e., the required number of blows per foot to ensure the required capacity is achieved) for this project. Each pile should be driven until the established driving criteria have been achieved.

Piles should be driven with a hammer having a minimum energy proportionate to the size of the pile being driven. All pile driving operations should be performed in accordance with industry standards, applicable building codes, and the guidelines published by the Deep Foundations Institute (DFI).

3.3 Augered Cast-In-Place (ACIP) Pile Foundations

UES recommends that the proposed three-level building along with the other three single story buildings be supported by a deep foundation system consisting of augered cast-in-place (ACIP) piles. ACIP pile design should be in accordance with the applicable sections of the 2020 Florida Building Code, Seventh Edition, the latest edition of the Deep Foundations Institute's Augered Cast-In-Place Piles Manual, and other applicable federal, state, and local requirements.

3.3.1 ACIP Pile Foundation Design

The results of our ACIP pile capacity analysis are summarized in Table 3.3.1.1 and 3.3.1.2 below. The evaluations were performed using the commercially available ALLPILE 7.0.

Table 3.3.1.1 - ACIP Pile Design Recommendations for 14-Inch Diameter Piles						
Nominal Pile Diameter (in)	Pile Top Elevation	Recommended Pile Tip Elevation	Pile Length (feet)	Maximum Allowable Pile Compression Capacity (tons)	Pile Allowable Tension Capacity (tons)	Grout Strength (psi)
14	Unknown	Unknown	30	15.6	5.4	5,000
14	Unknown	Unknown	40	20.3	8.3	5,000

Table 3.3.1.2 - ACIP Pile Design Recommendations for 16-Inch Diameter Piles						
Nominal Pile Diameter (in)	Pile Top Elevation	Recommended Pile Tip Elevation	Pile Length (feet)	Maximum Allowable Pile Compression Capacity (tons)	Pile Allowable Tension Capacity (tons)	Grout Strength (psi)
16	Unknown	Unknown	30	21.6	6.5	5,000
16	Unknown	Unknown	40	28.1	10.5	5,000

The design pile depths in the above table are based on installing the piles at the site grade existing at the boring locations at the time of drilling. Any fill required to raise the site to achieve design grade will result in the piles being longer based upon the thickness of the placed fill. If piles having depths and/or capacities other than those presented in the above table are desired, UES will be pleased to provide further recommendations upon request.

The following notes are also applicable to the ACIP pile design:

1. UES assumed that the piles will have a minimum of 1 percent steel reinforcement for the analysis. ACIP piles should be reinforced over their entire length for tension capacity. The reinforcement should be designed by the project Structural Engineer.
2. Structural stresses in the piles may impose a more severe limitation on the design capacity. Therefore, we recommend the allowable stresses be verified for the selected pile section by the project Structural Engineer.
3. The pile reinforcement should be sufficiently embedded in the pile cap to afford a fixed end connection, as required.

3.3.2 ACIP Pile Foundation Installation

Pile installation should be in accordance with the applicable sections of the 2020 Florida Building Code, Seventh Edition and other applicable federal, state, and local requirements. In addition, piles should be installed in accordance with the following:

1. Pile Length - The proposed piles should be installed as determined by the inspecting Geotechnical Engineer.
2. Spacing - Piles installed in groups should be spaced at a center-to-center distance of not less than 3 pile diameters.
3. Plan Location - The center of the top of any pile at cut-off should be displaced laterally no more than 3 inches from the position shown on the plans. This applies to both single piles and piles installed in groups.

4. Vertical Alignment - The vertical alignment of the piles should not deviate from the plumb by more than 1/4 inch per foot of length.
5. Reinforcing Cage Positioning - The top of the reinforcing cages installed in the piles should not be more than 6 inches above and no more than 3 inches below the positions shown in the plans. The reinforcing cages should be positioned concentrically within the grouted pile shaft. The grout cover over longitudinal reinforcing bars should not be less than 3 inches. Reinforcing centralizers should be placed at maximum spacing of 15 feet at the lower portion of the pile and at 5 feet from the top of the cage.
6. Adjacent Piles - A minimum elapsed time of 12 hours should be specified for the installation of piles located within 5 feet, center-to-center, of each other.
7. Grout Factor - The minimum acceptable grout factor (i.e., actual grout volume divided by the theoretical grout volume) should be 1.1.

3.4 Soil Parameters for Bulkhead Sheet Pile Design

UES understands that Straticon intends on redoing bulkhead with sheet piling which can be accomplished utilizing either an anchored or cantilever system. For either design, soil parameters will be necessary for both soil stability analysis and final design. Tables 3.4.1, 3.4.2 and 3.4.3 present recommended soil parameters for design of the sheet pile walls based on the results of the borings per the FDOT Soils and Foundations Handbook 2021. Note that the soil layers were grouped based on notable changes in relative density and USCS classification.

Table 3.4.1 Sheet Pile Soil Parameters: Boring 30-1									
Depth** (feet)	Soil Description	Avg. N- Value	Wet Unit Weight γ_t (pcf)	Sub. Unit Weight γ_{sub} (pcf)	Friction Angle (deg)	K_a	K_p	K_o	Horiz. Subgrade Modulus k (pci)*
0 - 4	Fine sand (SP)	8	113	50	29	0.35	2.88	0.52	25
4 - 8.5	Fine sand (SP)	2	102	40	26	0.39	2.56	0.56	10
8.5 - 30	Fine sand (SP)	7	113	50	29	0.35	2.88	0.52	25

Table 3.4.2 Sheet Pile Soil Parameters: Boring 30-2									
Depth** (feet)	Soil Description	Avg. N- Value	Wet Unit Weight γ_t (pcf)	Sub. Unit Weight γ_{sub} (pcf)	Friction Angle (deg)	K_a	K_p	K_o	Horiz. Subgrade Modulus k (pci)*
0 - 4	Fine sand (SP)	10	113	50	30	0.33	3.00	0.50	50
4 - 28.5	Fine sand (SP) and silty sand (SM)	2	102	40	26	0.39	2.56	0.56	10
28.5 - 30	Fine sand (SP)	13	113	50	30	0.33	3.00	0.50	50

*Submerged condition

**Indicated depth is depth below grade at respective boring location

Table 3.4.3 Sheet Pile Soil Parameters: Boring 30-3									
Depth** (feet)	Soil Description	Avg. N- Value	Wet Unit Weight γ_t (pcf)	Sub. Unit Weight γ_{sub} (pcf)	Friction Angle (deg)	K_a	K_p	K_o	Horiz. Subgrade Modulus k (pci)*
0 - 4	Fine sand (SP)	19	118	55	32	0.31	3.25	0.47	75
4 – 28.5	Fine sand (SP) and silty sand (SM)	4	108	40	28	0.36	2.77	0.53	15
28.5 – 30	Fine sand (SP)	5	113	50	29	0.35	2.88	0.52	25

*Submerged condition

**Indicated depth is depth below grade at respective boring location

We recommend that the sheet piles be installed in accordance with Florida Department of Transportation Standard Specifications for Road and Bridge Construction, 2019, Section 455-9, Structures Foundations – Sheet Piling. All sheet piles should be cut off true to line and grade, with any excess steel or damaged sections be removed or replaced. If rock or dense soils are encountered as such to prevent the installation of sheet piles via driving or punching, these soils will need to be removed via acceptable means such as excavation and backfilling.

3.5 Anchor Pile Design

UES understands that if a cantilever system for the sheet pile is deemed inefficient for the project, that anchor piles are an alternate option to laterally stabilize the sheet pile. Other options may include walers, batter piles, dead-men anchors and tie-backs, grout anchors, or helical anchors. Construction of the new bulkhead is feasible utilizing piles either by installing horizontally loaded piles immediately upland or immediately waterward of the bulkhead.

Based on the soil profile revealed by the SPT borings, it is UES's opinion that the proposed bulkhead can be supported utilizing laterally stabilizing piles. Due to the multitude of pile design options that may be suitable for this project, UES has not performed pile analysis at this time. Once Straticon has narrowed down options for the design, elevations, and locations of the piles, UES will perform pile analysis.

3.6 Site Preparation

Initial site preparation should consist of removing all surface vegetation, near surface roots, and other deleterious materials within, and to five (5) feet beyond, the perimeter of the footprint of the planned construction. Foundations and the below grade remains of former structures that are within the footprint of the new construction should also be removed. Similarly, utility lines should be removed or properly abandoned so that they will not adversely impact new overlying structures

3.7 Fill Placement and Compaction

Prior to initiating fill placement, the stripped surface should be compacted until the upper 2 feet of soil achieves at least 95 percent of modified Proctor maximum dry density (ASTM D 1557). We recommend using a steel drum vibratory roller having sufficient static weight to achieve the required compaction. Density tests should be performed on the compacted surface at a frequency of not less than one test per 2,500 square feet, or a minimum of three (3) tests, whichever is greater. The density tests should be performed using either the nuclear method (ASTM D 6839) or the sand cone method (ASTM D 1556). Hand Cone Penetrometer (HCP) tests may also be performed to evaluate soil density.

Fill required for the project should be inorganic (i.e., contain less than 5 percent by weight organic material) and classified as SP, SW, GP, GW, SP-SM, SW-SM, GW-GP, or GP-GM. **UES does not recommend using fill having silt/clay-size soil fines contents exceeding 12 percent.** In general, fill required to attain design grades should be placed in maximum 12-inch thick loose lifts and compacted to at least 95 percent of modified Proctor maximum dry density (ASTM D 1557). Each lift of fill should be compacted and tested prior to the placement of the next lift. Density tests should be performed within the fill at the same frequency noted above.

Following installation of the ACIP piles and construction of the pile caps and grade beams, the areas next to the pile caps and grade beams will require backfilling. This fill should be placed in maximum 8-inch thick loose lifts and compacted to at least 95 percent of modified Proctor maximum dry density (ASTM D 1557). The compaction should be performed using portable equipment, such as vibratory sleds, jumping jacks, or walk-behind rollers.

3.8 Quality Control and Vibration Monitoring

We strongly recommend that a UES representative be on site throughout the driven pile and ACIP pile installation. This is necessary to determine if the piles are being installed in accordance with the project plans and specifications, provide an accurate record of the installation, and provide an opportunity to correct any anomalous conditions during the pile placement work. In addition, the grout mix used to form the ACIP piles should be sampled and tested for strength on a regular basis.

The proposed construction will be close to structures and roadways that may be susceptible to damage from vibrations generated at the site. UES recommends that during all aspects of construction, nearby buildings and bordering landmarks be monitored using a seismograph to determine the magnitude of vibrations impacting these structures. The seismograph should have the capability to measure ground velocities along vertical, transverse, and longitudinal axes. The project Structural Engineer should establish the allowable ground velocities that the bordering facilities can safely withstand without experiencing damage. A representative from our office can monitor the vibration disturbance of adjacent structures. A proposal for providing these services will be provided upon request.

4.0 PAVEMENT AREA DESIGN AND CONSTRUCTION CONSIDERATIONS

4.1 Organic Soil Remediation

A substantial portion of the subject property will consist of paved parking areas and drive lanes. Based on the results of our borings, organic soils were encountered to varying depths within portions of the site. Complete removal and replacement of the organic soils within pavement areas would not be an economically viable option for this project due to the depth of the organic soils. **Therefore, it is our opinion that a partial excavation program and construction of a geogrid reinforced subgrade section would be a practical remedial option to extend the useful life of pavements constructed over the organic soils.** Detailed recommendations for a geogrid reinforced section are presented in Section 4.10 below.

4.2 Pavement Design Sections

The pavement sections were designed considering assumed traffic loading and previous experience with similar projects. Flexible pavement sections in the geographic area typically consist of an asphaltic wearing course, a base course, and a stabilized subgrade layer. Rigid pavements are constructed either directly upon prepared soil subgrades or upon a base course and stabilized subgrade for heavier loads.

Based on our prior experience and the assumed traffic loading criteria, recommended pavement section thicknesses are provided in Table 4.2.1 below.

Table 4.2.1 - Design Pavement Sections				
Pavement Type	Layer	Material Description	Layer Thickness	
			Light Duty	Heavy Duty
Flexible	(A)	Asphalt Wearing Surface FDOT SP-9.5 or SP-12.5	1.5	2.5
	(B)	Base rock (minimum LBR of 100), compacted to 98 percent of modified Proctor maximum dry density	6	8
	(SSG)	Stabilized subgrade (minimum LBR of 40), compacted to 98 percent of modified Proctor maximum dry density	12	12
	STRUCTURAL NUMBER (SN)		2.7	3.5
Rigid	(C)	FDOT Portland Cement Concrete	NA	8
	(B)	Base rock (minimum LBR of 100), compacted to 98 percent of modified Proctor maximum dry density	NA	-
	(CSG)	Soil subgrade compacted to 98 percent of modified Proctor maximum dry density	NA	12

4.3 Compacted Subgrade or Embankment Fill

The subgrade or embankment fill is the layer that supports the structural pavement section. Subgrade and embankment fill should be constructed following the criteria and procedures presented in Section 4.10 of this report.

4.4 Stabilized Subgrade

The stabilized subgrade is the portion of the pavement section between the compacted subgrade or embankment fill and the base course. We recommend that subgrade material be compacted to at least 98 percent of modified Proctor maximum dry density (AASHTO T-180). The stabilized subgrade material should have a minimum Limerock Bearing Ratio (LBR) value of 40. Compliance tests should be performed upon the stabilized subgrade for full depth at a frequency of one test per 5,000 square feet, or at a minimum of two test locations, whichever is greater.

4.5 Base Course

The base course is the portion of the pavement section between the surface course and stabilized subgrade. In areas where separation of at least 1.5 feet between the estimated wet seasonal high groundwater table and the bottom of the base material occurs, we recommend the base course be limerock or cemented coquina having a minimum Limerock Bearing Ratio (LBR) value of 100. The base material should be obtained from an approved source. The base material should be placed in maximum 6-inch thick lifts and compacted to at least 98 percent of modified Proctor maximum dry density (AASHTO T-180).

If the separation between the estimated wet seasonal high groundwater table and the bottom of the base material is less than 1.5 feet, we recommend that asphaltic concrete base (FDOT SP-12.5) be used in lieu of limerock or cemented coquina. The subgrade should be mechanically stabilized (compacted) to a minimum of 98 percent of modified Proctor maximum dry density (AASHTO T-180). Compliance tests should be performed on the base course at a frequency of one test per 5,000 square feet, or a minimum of two test locations, whichever is greater.

4.6 Flexible (Asphalt) Pavement

Asphalt pavement should consist of either FDOT SP-9.5 or SP-12.5 asphaltic concrete. The mixes should be a current FDOT approved design for the materials used for the project. Samples of the materials delivered to the project should be tested to verify that the aggregate gradation and asphalt content satisfies the mix design specifications.

The asphalt should be compacted to meet the requirements of the latest edition of the FDOT *Standard Specifications for Road and Bridge Construction*. Compliance tests should be performed by obtaining cores to evaluate material thickness and density at a frequency of one test per 10,000 square feet, or a minimum of two test locations, whichever is greater.

4.7 Rigid (Concrete) Pavement

Rigid pavements should be constructed using concrete having a minimum 28-day compressive strength of 4,000 psi. Fill required to raise grades in pavement areas should be compacted to at least 98 percent of modified Proctor maximum dry density (AASHTO T-180).

The pavement slabs should be reinforced to make them as rigid as practical. Proper joints should be provided at the junctions of slabs so that a small amount of independent movement

can without causing structural damage. Construction and control joints should be accordance with current American Concrete Institute (ACI) and industry practices.

The pavement sections presented in this report are minimum pavement section thicknesses typically used for similar type projects. The pavement materials and construction procedures should conform to FDOT, ACI, or appropriate city/county requirements.

4.8 Effects of Water

Premature pavement section deterioration can occur due to intrusion of the wet season high groundwater table and/or improper surface water runoff management. We recommend the pavement areas be constructed to have a minimum separation of 1.5 feet between the wet season high groundwater table and the base course, regardless of the type of base material. In addition, we recommend that full-depth curb sections be designed and constructed. Using either extruded curb sections, which lie directly on top of the final surface course, or eliminating the curbing entirely, may allow runoff and/or irrigation water to migrate between the base and surface course. This condition can result in the separation of the surface course from the base course, causing a rippling effect, which results in premature deterioration of the pavement.

4.9 Construction Traffic

Incomplete pavement sections or pavement areas designed for light duty traffic will not perform satisfactorily under typical construction traffic loading. We recommend that all construction traffic (i.e., construction equipment, vehicles, etc.) either be re-routed away from these areas or the pavement sections be designed to support construction phase loading conditions.

4.10 Pavement Site Preparation

Our recommendations for preparation of the site for pavement construction are noted below. This approach to improving and maintaining site soils has been found to be successful with similar soil conditions.

1. The proposed construction limits should be cleared, stripped, and grubbed of all surface vegetation, topsoil, and associated root systems to depths of their vertical reaches. This should be performed within and to a distance of 5 feet beyond the limits of the pavement areas.
2. **Where organic soils and buried wood debris are encountered, we recommend undercutting the organic soils to a depth of at least 3 feet below the base course elevation and backfilling with compacted clean sand. If organic soils and/or wood debris are present at the bottom of the excavations, we recommend placing a separation geotextile along the excavation bottom to facilitate placement and compaction of the backfill soils. An initial “bridge” lift of sand fill may be necessary to prevent damage to the separation geotextile during the compaction operations.**

After backfilling the excavations and construction of the stabilized subgrade layer, Tensar TX-160 geogrid should be installed above the stabilized subgrade (i.e.,

immediately below the base course layer). The installation of the geogrid will significantly improve the performance of the pavement section and reduce the amount of maintenance over the pavement design life. Note that additional layers of geogrid may be required depending on final grading design.

3. Prior to initiating fill operations within the remainder of the pavement areas, the existing ground surface should be compacted (proof rolled) using a steel drum vibratory roller having sufficient static weight and vibratory impact energy to achieve the required compaction. After completing the proof rolling, density tests should be performed at a frequency of one test per 5,000 square feet, or at a minimum of two test locations, whichever is greater, to confirm a minimum compaction compliance of 98 percent of modified Proctor maximum dry density (AASHTO T-180).
4. Fill material should be inorganic (classified as SP/GW) containing not more than 5 percent (by weight) fibrous organic materials. **Fill material having silt/clay-size fines contents greater than 5 percent should not be used, including cyclone sand material.** The fill should be placed in maximum 12-inch thick lifts. Each lift should be compacted to a minimum density of 98 percent of modified Proctor maximum dry density (AASHTO T-180).
5. Compliance density tests should be performed within the fill at a frequency of not less than one test per 5,000 square feet per lift, or at a minimum of two test locations, whichever is greater.
6. Representative samples of both on-site and import materials proposed for use as fill should be obtained and tested to determine compliance with the project specifications. The testing should include moisture-density relations (AASHTO T-180) and particle size analysis.
7. The contractor should consider the contours contained on the final grading, paving, and drainage plans when executing backfilling and compaction operations.

5.0 REPORT LIMITATIONS

This consulting report has been prepared for the exclusive use of Straticon and members of the design team for the proposed Atlantic Point Yacht Club project located at in Stuart, Florida. This report has been prepared in accordance with generally accepted local geotechnical engineering practices; no other warranty, either express or implied, is made.

The evaluation submitted in this report is based in part upon the data collected during a field exploration. However, the nature and extent of variations throughout the subsurface profile may not become evident until construction. If variations then appear evident, it may be necessary to reevaluate information and professional opinions provided in this report. In the event changes are made in the nature, design, or location of the proposed construction, the evaluation and opinions contained in this report should not be considered valid unless the changes are reviewed, and conclusions modified or verified in writing by UES.

UES should be provided the opportunity to review the final project plans and specifications to determine if UES's recommendations have been properly interpreted, communicated, and

implemented. If UES is not afforded the opportunity to participate in construction related aspects of site grading and foundation installation as recommended in this report or any report addendum, UES cannot accept responsibility for the interpretation of our recommendations made in this report or in a report addendum for foundation or pavement performance.

6.0 BASIS FOR RECOMMENDATIONS

The recommendations submitted in this report are based on the data obtained from the tests performed at the locations indicated on the Test Location Plans in Appendix B. This report does not reflect any variations which may occur between borings. While the borings are representative of the subsurface conditions at their respective locations and for their vertical reaches, local variations characteristic of the subsurface soils of the region are anticipated and may be encountered. The delineation between soil types shown on the boring logs is approximate and the descriptions represent our interpretation of the subsurface conditions at the designated boring locations on the specific dates drilled.

Any third-party reliance of our geotechnical report or parts thereof is strictly prohibited without the express written consent of Universal Engineering Sciences. The applicable SPT methodology (ASTM D 1586) and auger boring methodology (ASTM D 1452) used in performing our borings, and for determining penetration resistance and soil relative density, is specific to the sampling tools utilized and does not reflect the ease or difficulty to advance other tools or materials.

Appendix A - Vicinity Map

Site Vicinity Map

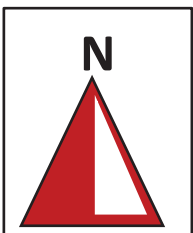
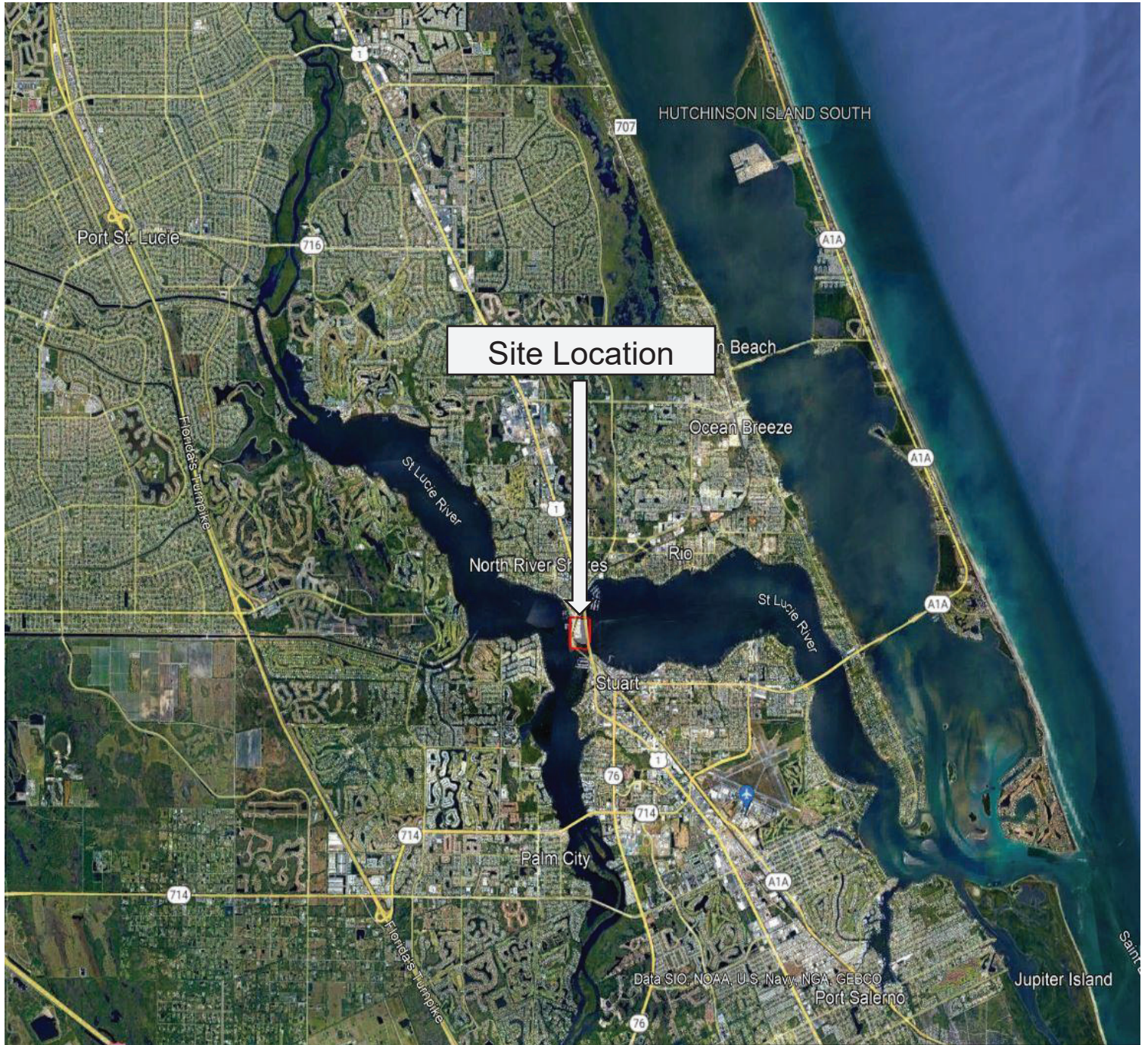
Atlantic Point Yacht Club
75 NW Flagler Avenue, Stuart, Florida

Project No.3330.2100209.0000

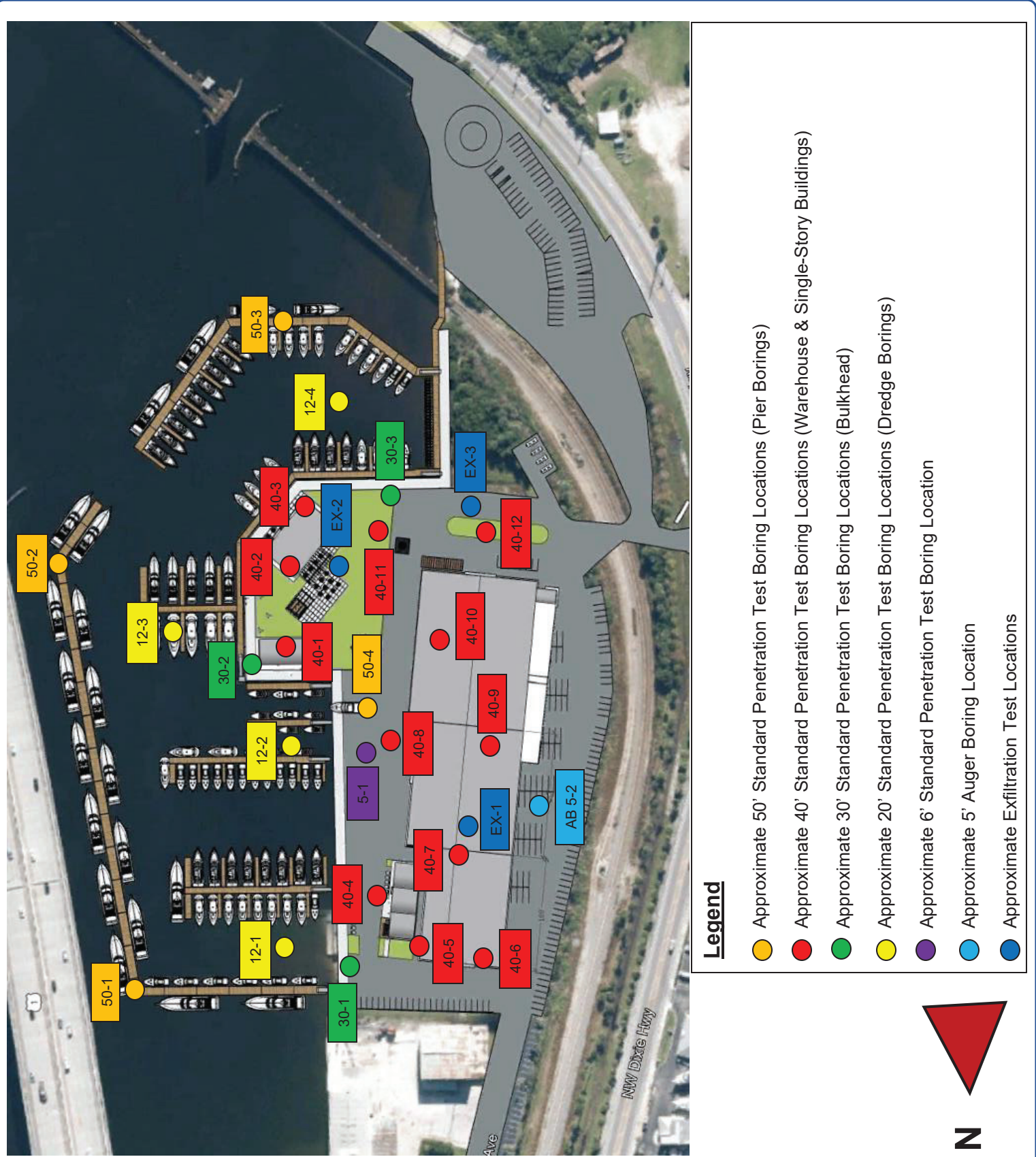
Drafted by: JR

Reviewed By: AA

Date: 09/27/2021



Appendix B - Test Location Plan



Appendix C - Notes Related to Borings

NOTES RELATED TO BORING RECORDS AND GENERALIZED SUBSURFACE PROFILES

1. Groundwater levels (if encountered) were recorded either during or following the boring completion on the date indicated. Fluctuations in groundwater levels are common - see the report text for a discussion.
2. The boring locations were identified in the field by estimated distances and offsets from existing reference marks and/or other site landmarks.
3. The completed boreholes were backfilled to adjacent site grade using drilling spoils and patched with asphalt cold mix in pavement areas.
4. The Log of Boring records represent our interpretation of soil conditions based on visual classification of the soil samples recovered from the borings.
5. The Log of Boring records are subject to the limitations, conclusions, and recommendations presented in the report text.
6. The Standard Penetration Test (SPT) N-values contained on the Log of Boring records refer to the total blow counts of a 140-pound drop hammer falling 30 inches required to drive a split-barrel sampler a total distance of 12 inches into soil strata at specific depth intervals.
7. The Hand Cone Penetrometer (HCP) values contained on Log of Boring records and the Cone Penetration Test (CPT) values contained on the Cone Penetration Sounding logs refer to the cone tip resistance recorded when pushing the cone tip into the soil strata at specific depth intervals.
8. The soil and/or rock strata interfaces shown on the Log of Boring records are approximate and may vary from those shown on the logs. The soil and/or rock descriptions shown on the Log of Boring records refer to conditions at the specific location tested. Soil/rock conditions may vary between test locations.
9. Relative density for coarse-grained soils (sands/gravels) and consistency for fine-grained soils (silts/clays) are described as follows:

Coarse Grained Soils (Sands and Gravels)				Fine Grained Soils (Silts and Clays)			
SPT N-Value	HCP Value (kg/cm ²)	CPT Value (tsf)	Relative Density	SPT N-Value	HCP Value (kg/cm ²)	CPT Value (tsf)	Consistency
0-4	0-16	0-20	Very Loose	0-2	0-20	0-3	Very Soft
5-10	17-36	21-40	Loose	3-4	21-35	4-6	Soft
11-30	37-116	41-120	Med. Dense	5-8	>35	7-12	Firm
31-50	117-196	121-200	Dense	9-15		13-25	Stiff
>50	> 196	>200	Very Dense	16-30		26-50	Very Stiff
				>30		>50	Hard

10. Grain size descriptions are as follows:

Description	Particle Size Limits
Boulder	Greater than 12 inches
Cobble	3 to 12 inches
Coarse Gravel	³ / ₄ to 3 inches
Fine Gravel	No. 4 sieve to ³ / ₄ inch
Coarse Sand	No. 10 to No. 4 sieve
Medium Sand	No. 40 to No. 10 sieve
Fine Sand	No. 200 to No. 40 sieve
Fines (Silt/Clay)	Smaller than No. 200 sieve

11. Definitions for modifiers used in soil/rock descriptions:

Proportion	Modifier	Approximate Root Diameter	Modifier
<5%	Trace	Less than ¹ / ₃₂ "	Fine roots
5% to 12%	Little	¹ / ₃₂ " to ¹ / ₄ "	Small roots
12% to 30%	Some	¹ / ₄ " to 1"	Medium roots
30% to 50%	And	Greater than 1"	Large roots

Organic Soils: Soils containing vegetative tissue in various stages of decomposition having a fibrous to amorphous texture. Usually having a dark brown to black color and an organic odor.

Organic Content Modifiers: <25%: Slightly to Highly Organic; 25% to 75%: Muck; >75%: Peat

Appendix D - Land Boring Logs

SPT LOGS - GFA DATA TEMPLATE.GDT - 9/20/21 10:45 - Y:\PROJECTS\UES PROJECT SETUP\3330.2100209.0000 - ATLANTIC POINT YACHT CLUB & MARINA REDEVELOPMENT PROJECT - GEO - CMT - INS\21-1508.00 - ATLANTIC POINT YACHT CLUB & MARINA RE

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LOG OF BORING B- 30-1

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CLIENT <u>Straticon Construction Services</u>	PROJECT NAME <u>Atlantic Point Yacht Club & Marina Redevelopment</u>
PROJECT NUMBER <u>3330.2100209.0000</u>	PROJECT LOCATION <u>75 NW Flagler Avenue, Stuart, Florida</u>
DRILLING CONTRACTOR <u>Universal Engineering Sciences</u>	HOLE DEPTH <u>30 ft</u> HOLE DIAMETER <u>3 in</u>
DRILLER <u>MJ/RV</u>	DATE STARTED <u>8/26/21</u> COMPLETED <u>8/26/21</u>
DRILL RIG <u>GeoProbe</u>	GROUND WATER LEVEL: <u>▽</u> AT TIME OF DRILLING <u>6.00 ft</u>
METHOD <u>SPT</u>	LATITUDE _____ LONGITUDE _____
NOTE: _____	HAMMER TYPE _____

DEPTH (ft)	SAMPLE	SAMPLE NUMBER	BLOW COUNTS	N VALUE	GRAPHIC LOG	MATERIAL DESCRIPTION	MOISTURE CONTENT (%)	FINES CONTENT (%)	ORGANIC CONTENT (%)
	X	1	5 6 5 7	11		Gray fine sand (SP)			
	X	2	3 4 3 4	7					
5	X	3	0 0 0 0	WOH		6.0▽			
	X	4	1 2 1 2	3		Dark gray fine sand (SP)			
	X	5	3 4 4 4	8		8.5			
10						Gray fine sand (SP)			
	X	6	1 2 2	4					
15									
	X	7	0 1 4	5					
20									
	X	8	1 2 4	6					
25									
	X	9	3 5 8	13		28.5			
						Gray fine sand and shell (SP)			
30						30.0			

Bottom of borehole at 30.0 feet.

SPT LOGS - GFA DATA TEMPLATE.GDT - 9/20/21 10:45 - Y:\PROJECTS\UES PROJECT SETUP\3330.2100209.0000 - ATLANTIC POINT YACHT CLUB & MARINA REDEVELOPMENT PROJECT - GEO - CMT - INS\21-1508.00 - ATLANTIC POINT YACHT CLUB & MARINA RE

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LOG OF BORING B- 30-2

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CLIENT Straticon Construction Services

PROJECT NUMBER 3330.2100209.0000

DRILLING CONTRACTOR Universal Engineering Sciences

DRILLER MJ/PS

DRILL RIG GeoProbe

METHOD SPT

NOTE: _____

PROJECT NAME Atlantic Point Yacht Club & Marina Redevelopment

PROJECT LOCATION 75 NW Flagler Avenue, Stuart, Florida

HOLE DEPTH 30 ft HOLE DIAMETER 3 in

DATE STARTED 8/24/21 COMPLETED 8/24/21

GROUND WATER LEVEL: ▽ AT TIME OF DRILLING 6.00 ft

LATITUDE _____ LONGITUDE _____

HAMMER TYPE _____

DEPTH (ft)	SAMPLE	SAMPLE NUMBER	BLOW COUNTS	N VALUE	GRAPHIC LOG	MATERIAL DESCRIPTION	MOISTURE CONTENT (%)	FINES CONTENT (%)	ORGANIC CONTENT (%)
		1	80 80			Light brown fine sand, trace root and shell fragments (SP)			
		2	80 60			Light brown fine sand, trace shell fragments (SP)			
5		3	30 30			Gray fine sand, trace shell (SP)			
		4	1 0 0 2	WOH		▽			
		5	1 2 1 3	3		Gray fine sand (SP)			
10									
		6	1 2 1	3		Gray fine sand, trace shell (SP)			
15									
		7	0 0 0	WOH		Gray fine sand (SP)			
20									
		8	1 1 1	2		Dark gray silty fine sand (SM)			
25									
		9	4 6 7	13		Gray fine sand, trace shell fragments (SP)			
30									

Bottom of borehole at 30.0 feet.

SPT LOGS - GFA DATA TEMPLATE.GDT - 9/20/21 10:45 - Y:\PROJECTS\UES PROJECT SETUP\3330.2100209.0000 - ATLANTIC POINT YACHT CLUB & MARINA REDEVELOPMENT PROJECT - GEO - CMT - INS\21-1508.00 - ATLANTIC POINT YACHT CLUB & MARINA RE

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LOG OF BORING B- 30-3

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CLIENT <u>Straticon Construction Services</u>	PROJECT NAME <u>Atlantic Point Yacht Club & Marina Redevelopment</u>
PROJECT NUMBER <u>3330.2100209.0000</u>	PROJECT LOCATION <u>75 NW Flagler Avenue, Stuart, Florida</u>
DRILLING CONTRACTOR <u>Universal Engineering Sciences</u>	HOLE DEPTH <u>30 ft</u> HOLE DIAMETER <u>3 in</u>
DRILLER <u>MJ/MP</u>	DATE STARTED <u>8/25/21</u> COMPLETED <u>8/25/21</u>
DRILL RIG <u>GeoProbe</u>	GROUND WATER LEVEL: <u>▽</u> AT TIME OF DRILLING <u>6.00 ft</u>
METHOD <u>SPT</u>	LATITUDE <u></u> LONGITUDE <u></u>
NOTE: <u></u>	HAMMER TYPE <u></u>

DEPTH (ft)	SAMPLE	SAMPLE NUMBER	BLOW COUNTS	N VALUE	GRAPHIC LOG	MATERIAL DESCRIPTION	MOISTURE CONTENT (%)	FINES CONTENT (%)	ORGANIC CONTENT (%)
	X	1	9 10 11 13	21		Gray fine cemented sand with rock (SP)			
	X	2	7 8 8 9	16		Brown fine sand, trace shell (SP)			
	X	3	3 4 4 3	8		Gray fine sand, trace shell (SP)			
5	X	4	3 3 2 1	5		▽			
	X	5	1 4 6 5	10					
10									
	X	6	0 0 1	1		Brown fine sand (SP)			
15									
	X	7	0 0 0	WOH					
20									
	X	8	0 0 0	WOH		Dark gray silty fine sand (SM)			
25									
	X	9	2 2 3	5					
30									

Bottom of borehole at 30.0 feet.

SPT LOGS - GFA DATA TEMPLATE.GDT - 9/29/21 10:48 - V:\PROJECTS\UES PROJECT SETUP\3330.2100209.0000 - ATLANTIC POINT YACHT CLUB & MARINA REDEVELOPMENT PROJECT - GEO - CMT - INS\21-1508.00 - ATLANTIC POINT YACHT CLUB & MARINA RE

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CLIENT <u>Straticon Construction Services</u>	PROJECT NAME <u>Atlantic Point Yacht Club & Marina Redevelopment</u>
PROJECT NUMBER <u>3330.2100209.0000</u>	PROJECT LOCATION <u>75 NW Flagler Avenue, Stuart, Florida</u>
DRILLING CONTRACTOR <u>Universal Engineering Sciences</u>	HOLE DEPTH <u>40 ft</u> HOLE DIAMETER <u>3 in</u>
DRILLER <u>MJ/PS</u>	DATE STARTED <u>8/23/21</u> COMPLETED <u>8/23/21</u>
DRILL RIG <u>GeoProbe</u>	GROUND WATER LEVEL: <u>▽</u> AT TIME OF DRILLING <u>6.00 ft</u>
METHOD <u>SPT</u>	LATITUDE _____ LONGITUDE _____
NOTE: _____	HAMMER TYPE _____

DEPTH (ft)	SAMPLE	SAMPLE NUMBER	BLOW COUNTS	N VALUE	GRAPHIC LOG	MATERIAL DESCRIPTION	MOISTURE CONTENT (%)	FINES CONTENT (%)	ORGANIC CONTENT (%)
		1	80 80			Light brown fine sand, trace shell (SP)			
		2	50 60			Light gray fine sand (SP)			
5		3	80 80			Gray fine sand, trace shell fragments (SP)			
		4	3 5 6 8	11		Gray fine sand, trace shell (SP)			
		5	1 2 2 2	4		Dark gray fine sand, trace shell (SP)			
10									
		6	0 0 0	WOH		Dark gray fine sand (SP)			
15									
		7	1 3 2	5		Gray fine sand (SP)			
20									
		8	0 0 0	WOH		Dark gray organic sandy clay (CL-OL)			
25									
		9	4 7 8	15		Gray fine sand (SP)			
30									
		10	2 2 2	4		Gray fine sand, trace root (SP)			
35									
		11	3 3 4	7					
40									

Bottom of borehole at 40.0 feet.

SPT LOGS - GFA DATA TEMPLATE.GDT - 9/29/21 10:48 - V:\PROJECTS\UES PROJECT SETUP\3330.2100209.0000 - ATLANTIC POINT YACHT CLUB & MARINA REDEVELOPMENT PROJECT - GEO - CMT - INS\21-1508.00 - ATLANTIC POINT YACHT CLUB & MARINA RE

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LOG OF BORING B- 40-03

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CLIENT Straticon Construction Services	PROJECT NAME Atlantic Point Yacht Club & Marina Redevelopment
PROJECT NUMBER 3330.2100209.0000	PROJECT LOCATION 75 NW Flagler Avenue, Stuart, Florida
DRILLING CONTRACTOR Universal Engineering Sciences	HOLE DEPTH 40 ft HOLE DIAMETER 3 in
DRILLER MJ/PS	DATE STARTED 8/23/21 COMPLETED 8/23/21
DRILL RIG GeoProbe	GROUND WATER LEVEL: ∇ AT TIME OF DRILLING 6.00 ft
METHOD SPT	LATITUDE LONGITUDE
NOTE:	HAMMER TYPE

DEPTH (ft)	SAMPLE	SAMPLE NUMBER	BLOW COUNTS	N VALUE	GRAPHIC LOG	MATERIAL DESCRIPTION	MOISTURE CONTENT (%)	FINES CONTENT (%)	ORGANIC CONTENT (%)
5		1	80 80			Gray fine sand (SP)			
		2	70 80			Brown fine sand, trace shell (SP)			
		3	60 70			Light brown fine sand, trace shell (SP)			
		4	4 4 3 4	7		∇			
10		5	2 3 3 2	6		Brown fine sand (SP)			
15		6	0 0 0	WOH					
20		7	0 0 0	WOH		Gray fine sand (SP)			
25		8	1 1 1	2		Dark gray clay (CL)			
30		9	2 3 5	8		Gray fine sand, trace shell (SP)			
35		10	2 4 6	10		Gray fine sand (SP)			
40		11	2 6 9	15					

Bottom of borehole at 40.0 feet.

SPT LOGS - GFA DATA TEMPLATE.GDT - 9/29/21 10:48 - V:\PROJECTS\UES PROJECT SETUP\3330.2100209.0000 - ATLANTIC POINT YACHT CLUB & MARINA REDEVELOPMENT PROJECT - GEO - CMT - INS\21-1508.00 - ATLANTIC POINT YACHT CLUB & MARINA RE

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LOG OF BORING B- 40-04

CLIENT Straticon Construction Services

PROJECT NUMBER 3330.2100209.0000

DRILLING CONTRACTOR Universal Engineering Sciences

DRILLER JB/RV/LO

DRILL RIG GeoProbe

METHOD SPT

NOTE: _____

PROJECT NAME Atlantic Point Yacht Club & Marina Redevelopment

PROJECT LOCATION 75 NW Flagler Avenue, Stuart, Florida

HOLE DEPTH 40 ft HOLE DIAMETER 3 in

DATE STARTED 9/15/21 COMPLETED 9/15/21

GROUND WATER LEVEL: ▽ AT TIME OF DRILLING 3.30 ft

LATITUDE _____ LONGITUDE _____

HAMMER TYPE _____

DEPTH (ft)	SAMPLE	SAMPLE NUMBER	BLOW COUNTS	N VALUE	GRAPHIC LOG	MATERIAL DESCRIPTION	MOISTURE CONTENT (%)	FINES CONTENT (%)	ORGANIC CONTENT (%)
		1	60 60			Brown fine sand, trace rock (SP)			
		2	50 40			3.0 ▽ 4.0 Light gray fine sand (SP)			
5		3	3 4 2 2	6		Gray fine sand (SP)			
		4	1 0 0 1	WOH		6.0 Dark Gray organic sand (OL)	124.6	11.4	29.0
		5	4 6 10 11	16		8.0 Dark gray fine sand (SP)			
10									
		6	2 4 6	10		13.5 Gray fine sand, trace shell (SP)			
15									
		7	3 3 3	6		18.5 Gray fine sand (SP)			
20									
		8	2 2 3	5					
25									
		9	3 4 4	8					
30									
		10	6 7 7	14		33.5 Light gray fine sand and shell (SP)			
35									
		11	6 6 6	12		40.0			
40									

Bottom of borehole at 40.0 feet.

SPT LOGS - GFA DATA TEMPLATE.GDT - 9/29/21 10:48 - V:\PROJECTS\UES PROJECT SETUP\3330.2100209.0000 - ATLANTIC POINT YACHT CLUB & MARINA REDEVELOPMENT PROJECT - GEO - CMT - INS\21-1508.00 - ATLANTIC POINT YACHT CLUB & MARINA RE

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LOG OF BORING B- 40-05

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CLIENT	Straticon Construction Services	PROJECT NAME	Atlantic Point Yacht Club & Marina Redevelopment		
PROJECT NUMBER	3330.2100209.0000	PROJECT LOCATION	75 NW Flagler Avenue, Stuart, Florida		
DRILLING CONTRACTOR	Universal Engineering Sciences	HOLE DEPTH	40 ft	HOLE DIAMETER	3 in
DRILLER	MJ/MP	DATE STARTED	8/25/21	COMPLETED	8/25/21
DRILL RIG	GeoProbe	GROUND WATER LEVEL:	AT TIME OF DRILLING ---		
METHOD	SPT	LATITUDE	LONGITUDE		
NOTE:	HAMMER TYPE				

DEPTH (ft)	SAMPLE	SAMPLE NUMBER	BLOW COUNTS	N VALUE	GRAPHIC LOG	MATERIAL DESCRIPTION	MOISTURE CONTENT (%)	FINES CONTENT (%)	ORGANIC CONTENT (%)
		1	80 80			Rock with light brown fine sand (SP)			
		2	60 60			Gray fine sand (SP)			
5		3	70 60						
		4	4 4 6 2	10		Brown fine sand, trace shell (SP)			
		5	3 4 6 5	10		Gray fine sand, trace root (SP)			
10									
		6	4 7 8	15		Gray fine sand (SP)			
15									
		7	1 1 2	3		Light brown fine to medium sand (SP)			
20									
		8	3 3 6	9		Gray fine sand (SP)			
25									
		9	4 6 9	15					
30									
		10	6 4 5	9					
35									
		11	5 4 4	8		Dark gray fine sand (SP)			
40									

Bottom of borehole at 40.0 feet.

SPT LOGS - GFA DATA TEMPLATE.GDT - 9/29/21 10:48 - V:\PROJECTS\UES PROJECT SETUP\3330.2100209.0000 - ATLANTIC POINT YACHT CLUB & MARINA REDEVELOPMENT PROJECT - GEO - CMT - INS\21-1508.00 - ATLANTIC POINT YACHT CLUB & MARINA RE

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CLIENT Straticon Construction Services

PROJECT NUMBER 3330.2100209.0000

DRILLING CONTRACTOR Universal Engineering Sciences

DRILLER MJ/RV

DRILL RIG GeoProbe

METHOD SPT

NOTE: _____

PROJECT NAME Atlantic Point Yacht Club & Marina Redevelopment

PROJECT LOCATION 75 NW Flagler Avenue, Stuart, Florida

HOLE DEPTH 40 ft HOLE DIAMETER 3 in

DATE STARTED 8/26/21 COMPLETED 8/26/21

GROUND WATER LEVEL: AT TIME OF DRILLING ---

LATITUDE _____ LONGITUDE _____

HAMMER TYPE _____

DEPTH (ft)	SAMPLE	SAMPLE NUMBER	BLOW COUNTS	N VALUE	GRAPHIC LOG	MATERIAL DESCRIPTION	MOISTURE CONTENT (%)	FINES CONTENT (%)	ORGANIC CONTENT (%)
5	X	1	8 7 7 9	14		Gray fine sand (SP)	91.5	16.1	
	X	2	7 7 8 10	15					
	X	3	0 0 0 0 0	WOH		6.0			
	X	4	0 0 0 0 0	WOH		Dark brown silty fine sand organics (SM-OL)			
	X	5	0 0 0 0 3	WOH					
10									
							91.5	16.1	
15	X	6	3 4 5	9		Gray fine sand (SP)			
							91.5	16.1	
20	X	7	1 1 1	2					
							91.5	16.1	
25	X	8	2 5 6	11					
							91.5	16.1	
30	X	9	3 5 5	10					
							91.5	16.1	
35	X	10	4 5 4	9		Light gray fine sand and shell fragments (SP)			
							91.5	16.1	
40	X	11	2 3 4	7		Gray fine sand, trace rock (SP)			
						40.0			

Bottom of borehole at 40.0 feet.

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CLIENT Straticon Construction Services

PROJECT NAME Atlantic Point Yacht Club & Marina Redevelopment

PROJECT NUMBER 3330.2100209.0000

PROJECT LOCATION 75 NW Flagler Avenue, Stuart, Florida

DRILLING CONTRACTOR Universal Engineering Sciences

HOLE DEPTH 40 ft

HOLE DIAMETER 3 in

DRILLER JB/SC

DATE STARTED 8/25/21

COMPLETED 8/25/21

DRILL RIG D-25

GROUND WATER LEVEL:  AT TIME OF DRILLING 3.80 ft

METHOD SPT

LATITUDE

LONGITUDE

NOTE:

HAMMER TYPE

DEPTH (ft)	SAMPLE	SAMPLE NUMBER	BLOW COUNTS	N VALUE	GRAPHIC LOG	MATERIAL DESCRIPTION	MOISTURE CONTENT (%)	FINES CONTENT (%)	ORGANIC CONTENT (%)
5		1	60 40			0.1 Asphalt Base (1.3")	124.7	45.3	
		2	40 40			2.0 Brown fine sand, trace organics and roots (SP)			
10		3	3 4 4 1	8		4.0 ▽ Gray fine sand (SP)			
			6.0 Gray fine sand, trace shell fragments (SP)						
			8.5 Dark gray organic sand (OL)						
			10.0 Gray fine sand (SP)						
15		6	3 4 5 6	9		13.5 Gray fine sand (SP)			
			18.5 Gray fine sand, little shell (SP)						
20		7	1 1 1	12		23.5 Dark gray fine sand with shell fragments (SP)			
			28.5 Gray fine sand, trace shell fragments (SP)						
25		8	1 1 1	2		33.5 Gray fine sand, trace shell fragments (SP)			
			38.5 Light brown fine sand (SP)						
30		9	2 2 1	3		40.0 Gray fine sand (SP)			
			40.0 Light brown-gray clayey fine sand (SC)						
40		11	3 3 4	7					

Bottom of borehole at 40.0 feet.

SPT LOGS - GFA DATA TEMPLATE.GDT - 9/29/21 10:48 - V:\PROJECTS\UES PROJECT SETUP\3330.2100209.0000 - ATLANTIC POINT YACHT CLUB & MARINA REDEVELOPMENT PROJECT - GEO - CMT - INS\21-1508.00 - ATLANTIC POINT YACHT CLUB & MARINA RE

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CLIENT <u>Straticon Construction Services</u>	PROJECT NAME <u>Atlantic Point Yacht Club & Marina Redevelopment</u>
PROJECT NUMBER <u>3330.2100209.0000</u>	PROJECT LOCATION <u>75 NW Flagler Avenue, Stuart, Florida</u>
DRILLING CONTRACTOR <u>Universal Engineering Sciences</u>	HOLE DEPTH <u>40 ft</u> HOLE DIAMETER <u>3 in</u>
DRILLER <u>JB/MR/LO/MP</u>	DATE STARTED <u>9/16/21</u> COMPLETED <u>9/16/21</u>
DRILL RIG <u>GeoProbe</u>	GROUND WATER LEVEL: <u>▽</u> AT TIME OF DRILLING <u>3.00 ft</u>
METHOD <u>SPT</u>	LATITUDE _____ LONGITUDE _____
NOTE: _____	HAMMER TYPE _____

DEPTH (ft)	SAMPLE	SAMPLE NUMBER	BLOW COUNTS	N VALUE	GRAPHIC LOG	MATERIAL DESCRIPTION	MOISTURE CONTENT (%)	FINES CONTENT (%)	ORGANIC CONTENT (%)
	X	1	1 2 2 2	4		Light brown fine sand (SP)			
	X	2	2 3 2 2	5		▽ Gray fine sand (SP)			
5	X	3	2 1 2 1	3	▽	5.0 Wood			
	X	4	1 0 0 0	WOH	▽	6.0 Gray fine sand with silt, some organics (SP-SM-OL)			
	X	5	2 2 3 4	5		8.0 Gray fine sand (SP)			
10									
	X	6	3 5 5	10		13.5 Brown fine sand (SP)			
15									
	X	7	3 4 4	8		18.5 Gray fine sand (SP)			
20									
	X	8	2 3 2	5					
25									
	X	9	3 3 2	5					
30									
	X	10	5 7 6	13					
35									
	X	11	4 6 10	16		40.0			
40									

Bottom of borehole at 40.0 feet.

SPT LOGS - GFA DATA TEMPLATE.GDT - 9/29/21 10:48 - V:\PROJECTS\UES PROJECT SETUP\3330.2100209.0000 - ATLANTIC POINT YACHT CLUB & MARINA REDEVELOPMENT PROJECT - GEO - CMT - INS\21-1508.00 - ATLANTIC POINT YACHT CLUB & MARINA RE

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CLIENT Straticon Construction Services

PROJECT NUMBER 3330.2100209.0000

DRILLING CONTRACTOR Universal Engineering Sciences

DRILLER JB/SC

DRILL RIG D-25

METHOD SPT

NOTE: _____

PROJECT NAME Atlantic Point Yacht Club & Marina Redevelopment

PROJECT LOCATION 75 NW Flagler Avenue, Stuart, Florida

HOLE DEPTH 40 ft HOLE DIAMETER 3 in

DATE STARTED 8/25/21 COMPLETED 8/25/21

GROUND WATER LEVEL: ▽ AT TIME OF DRILLING 4.00 ft

LATITUDE _____ LONGITUDE _____

HAMMER TYPE _____

DEPTH (ft)	SAMPLE	SAMPLE NUMBER	BLOW COUNTS	N VALUE	GRAPHIC LOG	MATERIAL DESCRIPTION	MOISTURE CONTENT (%)	FINES CONTENT (%)	ORGANIC CONTENT (%)
		1	60 40			0.2 <u>▽</u> Asphalt Base (2")			
		2	30 20			2.0 Brown fine sand, trace organics and clay (SP)			
						Dark gray fine sand, small root fibers (SP)			
5		3	1 2 1 2	3		4.0 <u>▽</u> Brown fine sand (SP)			
		4	2 1 2 2	3					
		5	3 4 4 5	8		8.0 Light brown fine sand (SP)			
10									
		6	2 2 3	5		13.5 Gray fine sand, trace shell fragments (SP)			
15									
		7	3 4 5	9		18.5 Light brown fine sand (SP)			
20									
		8	4 5 6	11					
25									
		9	2 2 2	4					
30									
		10	2 2 2	4		33.5 Gray fine sand (SP)			
35									
		11	3 4 5	9		38.5 Gray fine sand, trace cemented sand (SP)			
40						40.0			

Bottom of borehole at 40.0 feet.

SPT LOGS - GFA DATA TEMPLATE.GDT - 9/29/21 10:48 - V:\PROJECTS\UES PROJECT SETUP\3330.2100209.0000 - ATLANTIC POINT YACHT CLUB & MARINA REDEVELOPMENT PROJECT - GEO - CMT - INS\21-1508.00 - ATLANTIC POINT YACHT CLUB & MARINA RE

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CLIENT Straticon Construction Services

PROJECT NUMBER 3330.2100209.0000

DRILLING CONTRACTOR Universal Engineering Sciences

DRILLER MJ/MP

DRILL RIG GeoProbe

METHOD SPT

NOTE: _____

PROJECT NAME Atlantic Point Yacht Club & Marina Redevelopment

PROJECT LOCATION 75 NW Flagler Avenue, Stuart, Florida

HOLE DEPTH 40 ft HOLE DIAMETER 3 in

DATE STARTED 8/25/21 COMPLETED 8/25/21

GROUND WATER LEVEL: ▽ AT TIME OF DRILLING 6.00 ft

LATITUDE _____ LONGITUDE _____

HAMMER TYPE _____

DEPTH (ft)	SAMPLE	SAMPLE NUMBER	BLOW COUNTS	N VALUE	GRAPHIC LOG	MATERIAL DESCRIPTION	MOISTURE CONTENT (%)	FINES CONTENT (%)	ORGANIC CONTENT (%)
5		1	80 80	6		Light brown fine sand, trace shell fragments (SP)			
		2	70 60			4.0 Brown fine sand, trace shell (SP)			
		3	60 60			6.0 ▽ Gray fine sand with shell fragments (SP)			
10		4	4 3 3 2			8.0 Gray fine sand (SP)			
		5	5 5 6 7	11		13.5 Brown fine sand (SP)			
		6	2 6 7	13		18.5 Light brown fine sand with shell (SP)			
20		7	4 4 6	10		23.5 Gray fine sand (SP)			
		8	4 7 8	15		28.5 Gray fine sand, trace shell fragments (SP)			
		9	2 3 3	6		38.5 Brown fine sand, trace shell fragments (SP)			
35		10	2 2 2	4		40.0 Bottom of borehole at 40.0 feet.			
		11	3 3 4	7					

SPT LOGS - GFA DATA TEMPLATE.GDT - 9/29/21 10:48 - V:\PROJECTS\UES PROJECT SETUP\3330.2100209.0000 - ATLANTIC POINT YACHT CLUB & MARINA REDEVELOPMENT PROJECT - GEO - CMT - INS\21-1508.00 - ATLANTIC POINT YACHT CLUB & MARINA RE

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CLIENT <u>Straticon Construction Services</u>	PROJECT NAME <u>Atlantic Point Yacht Club & Marina Redevelopment</u>
PROJECT NUMBER <u>3330.2100209.0000</u>	PROJECT LOCATION <u>75 NW Flagler Avenue, Stuart, Florida</u>
DRILLING CONTRACTOR <u>Universal Engineering Sciences</u>	HOLE DEPTH <u>40 ft</u> HOLE DIAMETER <u>3 in</u>
DRILLER <u>MJ/PS</u>	DATE STARTED <u>8/24/21</u> COMPLETED <u>8/24/21</u>
DRILL RIG <u>GeoProbe</u>	GROUND WATER LEVEL: <u>▽</u> AT TIME OF DRILLING <u>6.00 ft</u>
METHOD <u>SPT</u>	LATITUDE _____ LONGITUDE _____
NOTE: _____	HAMMER TYPE _____

DEPTH (ft)	SAMPLE	SAMPLE NUMBER	BLOW COUNTS	N VALUE	GRAPHIC LOG	MATERIAL DESCRIPTION	MOISTURE CONTENT (%)	FINES CONTENT (%)	ORGANIC CONTENT (%)
5		1	80 80			Light brown fine sand (SP)			
		2	80 80			Gray fine sand (SP)			
		3	80 80			Brown fine sand, some shell fragments (SP)			
		4	4 6 7 5	13		Gray fine sand, some shell fragments (SP)			
		5	5 5 3 4	8		Gray fine sand, trace shell fragments (SP)			
10									
		6	1 2 2	4		Brown fine sand (SP)			
15									
		7	0 0 0	WOH					
20									
		8	0 0 0	WOH		Dark gray clay (CL)			
25									
		9	0 1 1	2		Gray fine sand, trace shell fragments (SP)			
30									
		10	2 6 8	14		Gray fine sand (SP)			
35									
		11	5 4 5	9		Gray fine sand, trace shell fragments (SP)			
40									

Bottom of borehole at 40.0 feet.

SPT LOGS - GFA DATA TEMPLATE.GDT - 9/29/21 10:48 - V:\PROJECTS\UES PROJECT SETUP\3330.2100209.0000 - ATLANTIC POINT YACHT CLUB & MARINA REDEVELOPMENT PROJECT - GEO - CMT - INS\21-1508.00 - ATLANTIC POINT YACHT CLUB & MARINA RE

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LOG OF BORING B- 40-12

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CLIENT	Straticon Construction Services	PROJECT NAME	Atlantic Point Yacht Club & Marina Redevelopment	
PROJECT NUMBER	3330.2100209.0000	PROJECT LOCATION	75 NW Flagler Avenue, Stuart, Florida	
DRILLING CONTRACTOR	Universal Engineering Sciences	HOLE DEPTH	40 ft	HOLE DIAMETER 3 in
DRILLER	MJ/PS	DATE STARTED	8/24/21	COMPLETED 8/24/21
DRILL RIG	GeoProbe	GROUND WATER LEVEL: ∇ AT TIME OF DRILLING	7.00 ft	
METHOD	SPT	LATITUDE	LONGITUDE	
NOTE:	HAMMER TYPE			

DEPTH (ft)	SAMPLE	SAMPLE NUMBER	BLOW COUNTS	N VALUE	GRAPHIC LOG	MATERIAL DESCRIPTION	MOISTURE CONTENT (%)	FINES CONTENT (%)	ORGANIC CONTENT (%)
		1	15 12 12 14	24		Light brown fine sand, some cemented sand and rock (SP) 2.0			
		2	10 12 13 9	25		Light brown-dark brown organically stained fine sand (SP) 4.0			
5		3	8 6 8 8	14		Gray fine to medium sand (SP)			
		4	4 4 3 3	7		∇ 8.0			
10		5	2 1 1 3	2		Brown fine sand, trace root (SP)			
						13.5			
15		6	1 2 1	3		Brown fine sand (SP)			
						18.5			
20		7	1 2 2	4		Dark gray fine sand, trace shell fragments (SP)			
						23.5			
25		8	0 0 0	WOH		Dark gray fine sand, trace shell (SP)			
						28.5			
30		9	4 7 8	15		Gray fine sand, trace shell (SP)			
						33.5			
35		10	4 5 7	12		Gray fine sand, trace shell fragments (SP)			
40		11	5 4 6	10					

Bottom of borehole at 40.0 feet.

h i c 19 Oh . OYN oNcN cBs l 1NcChOoc . AUJAU3 365J . E l l v9 TCuch wL Ch l v9 TCuc hCcLl 4446H736676A4666 . Nc1N . cFu l 9 F c pNuV u1LW%b NvF Nv Co CEC19 l b C , c l v9 TCuc . OC9 . u b c . F h 73.356J46 . Nc1N . cFu l 9 F c pNuV u1LW%b NvF Nv C

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LOG OF BORING B- 50-4

I NOC 7 9 Y 7

CLIENT hry(r2fnufndry&)r2nhsyl2sd PROJECT NAME NrQnr2 l f 2r p()GruBa %b (y2(v sSlsD-k snr
PROJECT NUMBER 4446H736676A4666 PROJECT LOCATION / 5 , R YD8ByNI sn&sPhr&(yrPYDy&

oCl cV gB	hNb l 1C	hNb l 1C , Lb WCv	W9R u9L, ch	EN1LC , EN1LC	Ov NI VRu 19 O	b NcCv FN1 o Chu v ff cF9 ,	b 9 ff cLVC u9, cC, c g B	YF, Ch u9, cC, c g B	9v ON, Fu u9, cC, c g B
						Ox mea d(nS gh l B(continued)			
46	X	A	7 M 5	33					
45	X	36	4 4 7	5					
06	X	33	3 3 7	4		Ox mea d(nSPry()s yf)t gh l B			
05	X	37	5 5 5	36		Ox mea d(nS(nS yf)t gh l B			
56	X	34	M 5 5	36					

Wf rf k f eaf ysG B (r 56H essrH

HAND AUGER WITH HCP - GFA DATA TEMPLATE.GDT - 9/20/21 13:47 - Y:\PROJECTS\UES PROJECT SETUP\3330.2100209.0000 - ATLANTIC POINT YACH CLUB & MARINA REDEVELOPMENT PROJECT - GEO - CMT - INS21-1508.00 - ATLANTIC POINT YACHT CLUB

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Port Saint Lucie, Florida 34986
(772) 924-3575

LOG OF BORING AB-5-2

PAGE 1 OF 1

CLIENT <u>Straticon Construction Services</u>	PROJECT NAME <u>Atlantic Point Yach Club & Marina Redevelopment</u>
PROJECT NUMBER <u>3330.2100209.0000</u>	PROJECT LOCATION <u>75 NW Flagler Avenue, Stuart, Florida</u>
DATE STARTED <u>8/26/21</u> COMPLETED <u>8/26/21</u>	LATITUDE _____ LONGITUDE _____
DRILLING CONTRACTOR <u>Universal Engineering Sciences</u>	GROUND WATER LEVELS:
DRILLING METHOD <u>Auger Boring</u>	<u>▽</u> AT TIME OF DRILLING <u>2.50 ft</u>
DRILLER <u>MJ/RV</u>	AT END OF <u>---</u>
NOTES _____	ESHGT _____

DEPTH (ft)	HAND CONE PENETROMETER (HCP) (tsf)	GRAPHIC LOG	MATERIAL DESCRIPTION	MOISTURE CONTENT (%)	FINES CONTENT (%)	ORGANIC CONTENT (%)
0						
80			Gray fine sand, trace roots (SP)			
1						
80						
2			2.0 Gray fine sand (SP)			
80			▽			
3						
80						
4			4.0 Orange-light brown fine sand (SP)			
80						
5			5.0			

Bottom of borehole at 5.0 feet.

hVwR 8 UF 8

HAMMER TYPE

CRvD -tlb	I V6 hr R	I V6 hr R NM6 mR1	m U3 HUMNvi	N I Vr MR	w1 VhDH rUw	6 VvR1 Tr CRI H1 Tr vTUN	6 UT vM1 R HUNvRNv -& b	FNRi HUNvRNv -& b	U1 wVNF HUNvRNv -& b
8		8	8	A		rafi nesd, ta c o(, SPIe) c of cOe yg c, io-l hb			
0									
G		0	0	4	▽				
4					4.2	wBta c o(, S-l hb			
A		G	0	5	5.2				

Appendix E - Water Boring Logs

LOG OF BORING B-12-1

I UOc 6 l u 6

C)sræD9c)(ðrræ)(h i s)i r D
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(772) 924-3575

CLIENT h æ G f) L f) D a m G) h r a s i r D

PROJECT NAME U G) G l f s G æ i d G L 9 m p E 8 a s 8 y r k r , r 9 % W r) G

PROJECT NUMBER 4445H765575VH5555

PROJECT LOCATION 1J N2 u G (9 a U , r) Y r . h G 8 a G u 9 a k 8

DRILLING CONTRACTOR UW / æ 9) i H

HOLE DEPTH 60 F 3

HOLE DIAMETER 4 s

DRILLER / h

DATE STARTED V 6 5 7 6

COMPLETED V 6 5 7 6

DRILL RIG n 8 a r

GROUND WATER LEVEL: ∇ AT TIME OF DRILLING 5 H 5 F 3

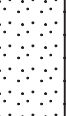
METHOD h l R

LATITUDE

LONGITUDE

NOTE:

HAMMER TYPE

/ c l R A g æ	h U E l t c	h U E l t c N C E o c y	o t l 2 L I C N R h	N F u t C c	O y U I A V L t i O	EUR c y W t / c h L y v R M N	E l v h R C y c L I N R c N R g B	u N c h L I N R c N R g B	I y O U N L L I N R c N R g B
						2 8 G a			
						3 H 5			
J	X	6	5 5 6 6	6		y f i n e s æ (æ S F r D B) k g h l B			
	X	7	6 7 7 3	3		o æ e) F r D B) k g h l B			
	X					0 H 5			
	X	4	6 6 6 6	7		t æ d G m æ e) m æ e) F r D B) k . æ i r D æ 9 æ 8 (W r) æ g h l B			
65	X					M 5			
	X	3	3 4 3 0	1		O æ S F r D B) k . æ i r D æ 9 æ 8 (W r) æ g h l B			
	X	J	3 4 3 1	1		65 H 5			
	X					O æ S F r D B) k g h l B			
6J	X	0	4 4 3 3	1		67 H 5			
						60 H 5			

of G W f P n f æ d f 9 8 G 6 0 H 5 F r G i

h i R t I O h b O u U / U R U R c E I t U R c H D / R b 6 5 7 6 5 1 : 7 J b & i y I _ c L R h W c h I y I _ c L R h c R C I 1 4 4 5 H 7 6 5 5 7 5 V 5 5 5 b U R I U N R L I I V N R & U L A L t C o p E U y N U y c / c F c t I I E c N R I y I _ c L R b o c I b L E R b b N H 7 6 5 5 7 5 V 5 5 5 b U R I U N R L I I V N R & U L A L t C o p E U y N U y c I I N R & U L A L t C o p E U y N U y c

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LOG OF BORING B-12-2

I U O c 6 I u 6

CLIENT h 8 G f) L f) D a m G) h r a i r D

PROJECT NAME U 8) G I f 8 G 8 i d G L 9 m p E 8 a 8 y r k r , r 9 % W r) G

PROJECT NUMBER 4445H765575V5555

PROJECT LOCATION 1 J N 2 u 8 (9 a U , r) Y r . h 8 a G u 9 a k 8

DRILLING CONTRACTOR U W / a 8 y i H

HOLE DEPTH 76 F 3 HOLE DIAMETER 4 8

DRILLER / h

DATE STARTED V 6 5 7 6 COMPLETED V 6 5 7 6

DRILL RIG n 8 a r

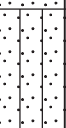
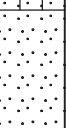
GROUND WATER LEVEL: ∇ AT TIME OF DRILLING 5 4 5 F 3

METHOD h I R

LATITUDE LONGITUDE

NOTE:

HAMMER TYPE

/ c i R A g 8	h U E I t c	h U E I t c N C E o c y	o t I 2 L I C N R h	N F u t C c	O y U I A V L t I O	EURcyWt / chLyv RM N	E I v h R C y c L I N R c N R g B	u N c h L I N R c N R g B	I y O U N L L I N R c N R g B
						2 8 G a			
						65			
		6	5 5 5 5	2 I A		O a S R r D 8) k W Y i n g h I B			
		7	5 5 5 5	2 I A					
						64 5			
		4	5 5 5 4	2 I A		/ 8 a (a S R r D 8) k . 8 i r D d r 9 8 (W r) 8 g h E B			
						6J 5			
		3	5 7 6 7	4		t 8 d Q a S k 8 a n (a S R r D 8) k g h I B			
		J	5 5 5 7	2 I A					
		0	6 6 6 6	7					
75						76 5			

LOG OF BORING B-12-3

I UOc 6 l u 6

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CLIENT h8Gf) Lf) DAm G) hra s r D

PROJECT NAME U8) G l f8 G8i d G L 9mp E 8a8 8 y r k r , r 9 % W r) G

PROJECT NUMBER 4445H765575V#555

PROJECT LOCATION 1J N2 u8(9 aU,r) Yr . h 8aGu9 ak8

DRILLING CONTRACTOR UW/ a8y) i H

HOLE DEPTH 76 F8 HOLE DIAMETER 4 8

DRILLER / h

DATE STARTED V65T76 COMPLETED V65T76

DRILL RIG n8a r

GROUND WATER LEVEL: ∇ AT TIME OF DRILLING 5#5 F8

METHOD h l R

LATITUDE LONGITUDE

NOTE:

HAMMER TYPE

/ c l R A g8	h U E l t c	h U E l t c N C E o c y	o t l 2 L I C N R h	N F u t C c	O y U I A V L t l O	EURcy Wt / chLyv Rm N	E l h R C y c L I N R c N R g B	u N c h L I N R c N R g B	I y O U N L L I N R c N R g B
						2 8Ga			
						hdr 9R8(Wr) 6e8a m f e) R r D8) k gh l B			
65	X	6	5 5 5 5	2 l A		o f e) R r D8) k 8) k D d r 9R8(Wr) 6 gh l B			
	X	7	5 5 6 6	6					
	X	4	5 6 6 6	7					
6J	X	3	6 6 6 6	7		O a S R r D8) k . 8 i r D d r 9R8(Wr) 6 gh l B			
	X	J	5 5 6 6	6		O a S R r D8) k 8) k D d r 9R8(Wr) 6 gh l B			
75	X	0	6 6 6 6	7					

LOG OF BORING B-50-1

BVF E 6 WF 7

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CLIENT Interstate At Sea, P&S, Inc.

PROJECT NAME Interstate At Sea, P&S, Inc. ADM&UGS Ga (a) Dpg asr

PROJECT NUMBER 4445.765575/.5555

PROJECT LOCATION 19 C8 F001, Vuas, aSI r, GrSF Dye G

DRILLING CONTRACTOR Vg Hydrus

HOLE DEPTH 05 m HOLE DIAMETER 4 in

DRILLER HI

DATE STARTED 1/27/6 COMPLETED 1/27/6

DRILL RIG M3ka

GROUND WATER LEVEL: ▽ AT TIME OF DRILLING 5.55 m

METHOD 1 BJ

LATITUDE _____ LONGITUDE _____

NOTE: _____

HAMMER TYPE _____

HEBJO hto	I VUBvE	I VUBvE CI ULEc	LvW8 AM CJI	C NVi E	f c VBOA vWF	UVJEC TVv HEI Ac TBJTWC	UWT JI cE AWCJECJ H%o	FCEI AWCJECJ H%o	Wcf VCTA AWCJECJ H%o
9						8 Gray			
65						65.5			
	X	6	5 5 5 6	8 WO		f yG res dGs (SnyGPa d) aDyGkg asrd H Bo			
	X	7	6 6 7	7		63.5			
69						f yG res dGs (H Bo			
	X	4	3 4 7 7	9					
	X	3	7 6 6 7	7		62.5			
	X	9	6 6 3 3	9		f yG res dGs (SnyGPa d) aDyGkg (yt PmH Bo			
75									
	X	0	4 0 1	64		74.9			
79						f yG res dGs (b e) d) aDyGkg (yt PmH Bo			
	X	1	3 1 2	69		72.9			
						f yG res dGs (SnyGPa d) aDyGkg H Bo			

(Continued Next Page)

LOG OF BORING B-50-1

BVF E 7 WF 7

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(772) 924-3575

CLIENT I n G P s At sdry, P d s l ay u Pad PROJECT NAME V r t s e P B t s r Y C P r ADM & U G s G c a (a u a D p g a s r
PROJECT NUMBER 4445.765575/ .5555 PROJECT LOCATION 19 C8 F l a y V u a s , a S l r , G r S F D y G

HEBJO hro	I VUBvE	I VUBvE CI ULEc	LvW8 AW CJI	C NVI E	f c VBOA vWf	UVJEC Tv HEI Ac TBJWC	UWT JI cE AWCJECJ H%o	FCEI AWCJECJ H%o	Wc f VCA AWCJECJ H%o
						f yG r s a d G s (S r y G P a d) a d H B o (continued)			
49	X	2	61 62 0	73		44.9 f yG r s a d G s (S r y G P a d) a d H B o			
35	X	/	3 7 4	9					
39	X	65	4 4 4	0					
95	X	66	1 3 4	1					
99	X	67	9 64 77	49		94.9 f yG r s a d G s (b e) y t P m H B o			
	X	64	4 9 0	66		92.9 f yG r s a d G s (G s) y t P m H B o			
05						05.5 L t r t g t n M y a) t l a G 05.5 m a r .			

LOG OF BORING B-50-2

BVF E 6 WF 7

Universal Engineering Sciences
607 NW Commodity Cove
Port Saint Lucie, Florida 34986
(772) 924-3575

CLIENT I n G r s At sdry, P d s l ay u Pad

PROJECT NAME V r t s r P B t s r Y C P r ADM& U G s G c a (a u a D p g a s r

PROJECT NUMBER 4445.765575/ .5555

PROJECT LOCATION 19 C8 F l a y V u a s , a S l r , G r S F D y G

DRILLING CONTRACTOR V g H y d P.

HOLE DEPTH 05 m HOLE DIAMETER 4 s

DRILLER H i

DATE STARTED / R 6 R 6 COMPLETED / R 6 R 6

DRILL RIG M g k a

GROUND WATER LEVEL: ∇ AT TIME OF DRILLING 5.55 m

METHOD I B J

LATITUDE LONGITUDE

NOTE:

HAMMER TYPE

HEBJO hro	I VUBvE	I VUBvE CI ULEc	LvW8 AM CJI	C NVi E	f c VBOA vWF	UVJEC Tv HEI Ac TBJWC	UWT JI cE AWCJECJ H%o	FCEI AWCJECJ H%o	Wc f VCTA AWCJECJ H%o
						8 Gray			
9									
65						65.5			
	X	6	5 5 5 5	8 WO		f yG r s a d G s (S r y G P a d) a D h y G k g a s r d H B o			
	X	7	5 5 5 5	8 WO		67.5			
						f yG r s a d G s (H B o			
69	X	4	5 5 5 5	8 WO		63.5			
						H G y m k y G r s a d G s (S r y G P a d) a D h y G k g a s r d H B o			
	X	3	5 5 5 5	8 WO		60.5			
						f yG r s a d G s (S r y G P a d) a D h y G k g a s r d H B o			
75	X	9	5 5 5 5	8 WO					
	X	0	5 5 5 5	8 WO		74.9			
						H G y m k y G r s a d G s (b e) d e S r y G P a d) a D h y G k g a s r d H B - I U o			
79									
	X	1	6 6 6 6	7		72.9			
						H G y m k y G r s a d G s (b e) d e H B - I U o			

(Continued Next Page)

I BJ vWF I - f FV HVJV JEU BVJE: f HJ - 651:96 - Y:\Bc W\EAJ\Wl EI Bc W\EAJ\I EJ\ B4445:765575/ .5555 - VJvVCJTA BWCJ YVAOAvl L & UVc TV c EHENEWBUECJ Bc W\EAJ - f EW-AUJ - CI 176-6952.55 - VJvVCJTA BWCJ YVAOAvl L & UVc TV c E

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LOG OF BORING B-50-2

BVF E 7 WF 7

CLIENT I n G P s At sdry, P d s l ayu Pad PROJECT NAME V r d s r P B t s r Y C P r ADM& U G s G c a (aua D p g asr
PROJECT NUMBER 4445.765575/ .5555 PROJECT LOCATION 19 C8 F l d k a y Vuas, aSl r, G r S F D y G

HEBJO hro	I VUBvE	I VUBvE CI ULEc	LvW8 AW CJI	C NVi E	f c VBOA vWF	UVJEC TVv HEI Ac TBJTWC	UWT JI cE AWCJECJ H%o	FCEI AWCJECJ H%o	Wc f VC AWCJECJ H%o
						HGymkyG nsa dGs(b e) d d H B-I Uo(continued)			
49	X	2	7 4 3	1		44.9 f yG nsa dGs(SyGPa d) a d n y G k g asrd H Bo			
35	X	/	7 6 6	7		42.9 Lyt bs nsa dGs(H Bo			
39	X	65	6 7 9	1		34.9 Lyt bs nsa dGs(SyGPa btt(H Bo			
95	X	66	73 75 64	44		32.9 f yG nsa dGs(SyGPa btt(H Bo			
99	X	67	66 65 64	74		94.9 v k) r kyG nsa dGs(b e) d d Gs(y t P m H B-I Uo			
05	X	64	/ 67 69	71		92.9 v k) r kyG nsa dGs(b e) d d H B-I Uo			
05						05.5 Lt r t g t n M y a) t l a G 05.5 mar.			

I BJ vWF I - f FV HVJV JEU BVJE f HJ - 65196 - Y:\Bc W EAJ I EI B4445.765575/ .5555 - VJvVCJT BWCJ YVAO Avl L & UVc TV c EHENWBUECJ Bc W EAJ - f EW- AUJ - CI 176-6952.55 - VJvVCJT BWCJ YVAO Avl L & UVc TV c E

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LOG OF BORING B-50-3

BVF E 6 WF 7

CLIENT I n G r s At sdry, P d s l ay u Pad

PROJECT NAME V r t s r P t s r Y C P r ADM & U G s G c a (a u a D p g asr

PROJECT NUMBER 4445.765575/ .5555

PROJECT LOCATION 19 C8 F l a y V u a s , a S l r , G r S F D y G

DRILLING CONTRACTOR V g H y d P .

HOLE DEPTH 05 m HOLE DIAMETER 4 s

DRILLER H I

DATE STARTED / 16 R 6 COMPLETED / 16 R 6

DRILL RIG M g k a

GROUND WATER LEVEL: ∇ AT TIME OF DRILLING 5.55 m

METHOD I B J

LATITUDE LONGITUDE

NOTE:

HAMMER TYPE

HEBJO hro	I VUBvE	I VUBvE CI ULEc	LvW8 AW CJI	C NVi E	f c VBOA vWF	UVJEC TVv HEI Ac TBJTWC	UWT JI cE AWCJECJ H%o	FCEI AWCJECJ H%o	Wc f VCTA AWCJECJ H%o
						8 Gray			
9									
65	X	6	5 5 5	8 WO		f yG r s a d G s (S r y C P a d) a d H y G k g asrd H Bo			
	X	7	5 5 6	6		f yG r s a d G s (H Bo			
69	X	4	6 6 6	7					
	X	3	5 6 6	7					
75	X	9	5 5 5	8 WO		H G y m k y G r s a d G s (b e) d e H B - I U o			
	X	0	6 6 6	7		74.9 H G y m k y G r s a d G s (G s (d) a d H y G k g asrd H Bo			
79									
	X	1	5 6 6	7		72.9 f yG r s a d G s (H Bo			
45									

(Continued Next Page)

I BJ vWF I - f FV HVJV JEUBvJE.f HJ - 651166 51:96 - Y:\Bc W\EAJ\Wl El BcW\EAJ\I EJ\ B4445.765575/ .5555 - VJvVCJTB BWCJ YVAQAvl L & UVc TV c EHENEWBUECJ BcW\EAJ - f EW-AUJ - CI 176-6952.55 - VJvVCJTB BWCJ YVAQAvl L & UVc TV c E

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(772) 924-3575

LOG OF BORING B-50-3

BVF E 7 WF 7

CLIENT I nG P s At sdry, P d s l ayu Pad PROJECT NAME V r d s r P B t s r Y C P r ADM& U G s G c a (aua Dpg asr
PROJECT NUMBER 4445.765575/ .5555 PROJECT LOCATION 19 C8 F l d k l ay Vuas, aSl r, G r S F D y G

HEBJO hro	I VUBvE	I VUBvE CI ULEc	LvW8 AW CJI	C NVI E	f c VBOA vWF	UVJEC TVv HEI Ac TBJTWC	UWT JI cE AWCJECJ H%o	FCEI AWCJECJ H%o	Wc f VC AWCJECJ H%o
						f yG nsa dGs(H Bo(continued)			
	X	2	5 6 7	4		44.9 f yG nsa dGs(SnyGPa d) aDnyGkg asrd H Bo			
49									
	X	/	6 6 4	3		42.9 Lyt bs nsa dGs(SnyGPa yt t rd H Bo			
35									
	X	65	3 64 74	40		34.9 f yG -Myt bs nsa dGs(SnyGPa yt PmH Bo			
39									
	X	66	4 4 9	2		32.9 vdk) r kyG nsa dGs(b e) yt PmH Bo			
95									
	X	67	65 77 73	30		94.9 ct Pmb e) dk) r kyG nsa dGs(H Bo			
99									
	X	64	67 69 62	44					
05						05.5 Lt rt g t nM ya) t l a G 05.5 mar.			

Appendix F - Hydraulic Conductivity Results

EXFILTRATION TEST REPORT

SOUTH FLORIDA WATER MANAGEMENT DISTRICT - USUAL OPEN HOLE TEST

Client: Straticon Construction Services

Project No: 3330.2100209.0000

Project: Atlantic Point Yacht Club & Marina
 75 NW Flagler Avenue
 Stuart, Florida

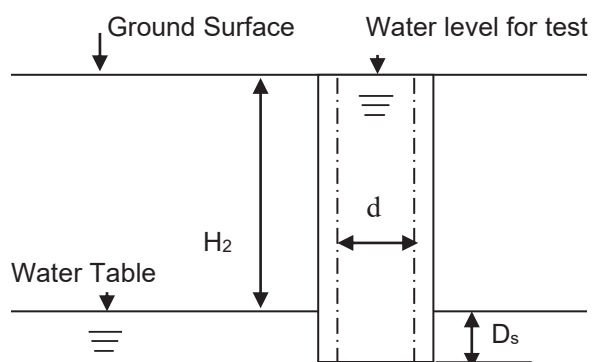
Test Date: 9/3/21

Technician: PS

SOIL PROFILE

Test Location:	Depth (feet)	Soil Description	HCP
EX-1	0.0 – 3.0	Brown fine sand, trace roots (SP)	80+
	3.0 – 5.0	Grey fine sand (SP)	80+
	5.0 – 6.0	Dark brown Peat (PT)	80+
			60
			30
			20
	Depth to Water Table from Ground Surface (feet)		5'

CALCULATION OF HYDRAULIC CONDUCTIVITY



$$K = \frac{4Q}{\pi d(2H_2^2 + 4H_2D_s + H_2d)}$$

K	Hydraulic Conductivity (cfs/ ft ² – ft head)	1.19 x 10⁻⁰⁴
Q	Stabilized Flow Rate (cubic ft per second)	2.23 x 10⁻⁰³
d	Diameter of Test Hole (feet)	0.33
H₂	Depth to Water Table (feet)	5.0
D_s	Saturated Hole Depth (feet)	1.0
Notes:		



UNIVERSAL ENGINEERING SCIENCES

Consultants In: Geotechnical Engineering • Environmental Sciences
Geophysical Services • Construction Materials Testing • Threshold Inspection
Building Inspection • Plan Review • Building Code Administration

EXFILTRATION TEST REPORT

SOUTH FLORIDA WATER MANAGEMENT DISTRICT - USUAL OPEN HOLE TEST

Client: Straticon Construction Services

Project No: 3330.2100209.0000

Project: Atlantic Point Yacht Club & Marina
75 NW Flagler Avenue
Stuart, Florida

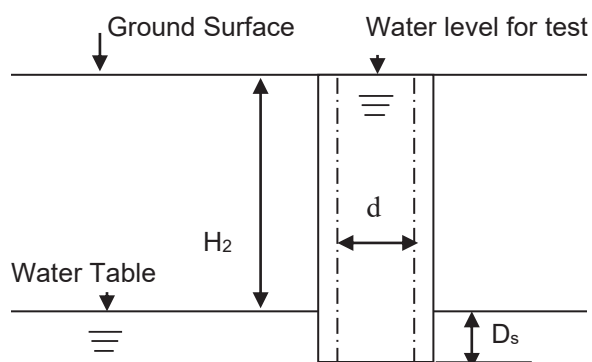
Test Date: 9/3/21

Technician: PS

SOIL PROFILE

Test Location:	Depth (feet)	Soil Description	HCP
EX-2	0.0 – 1.0	Grey fine sand (SP)	80+
	1.0 – 5.0	Light grey fine sand (SP)	80+
	5.0 – 6.0	Grey fine sand, trace shell (SP)	80+
			80+
			80+
			80+
			80+
	Depth to Water Table from Ground Surface (feet)		6'

CALCULATION OF HYDRAULIC CONDUCTIVITY



$$K = \frac{4Q}{\pi d(2H_2^2 + 4H_2D_s + H_2d)}$$

K	Hydraulic Conductivity (cfs/ ft ² – ft head)	1.84 x 10⁻⁰⁴
Q	Stabilized Flow Rate (cubic ft per second)	3.57 x 10⁻⁰³
d	Diameter of Test Hole (feet)	0.33
H₂	Depth to Water Table (feet)	6.0
D_s	Saturated Hole Depth (feet)	0.0
Notes:		

EXFILTRATION TEST REPORT

SOUTH FLORIDA WATER MANAGEMENT DISTRICT - USUAL OPEN HOLE TEST

Client: Straticon Construction Services

Project No: 3330.2100209.0000

Project: Atlantic Point Yacht Club & Marina
 75 NW Flagler Avenue
 Stuart, Florida

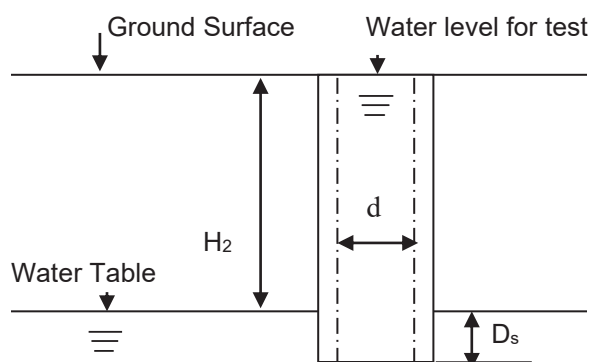
Test Date: 9/3/21

Technician: PS

SOIL PROFILE

Test Location:	Depth (feet)	Soil Description	HCP
EX-3	0.0 – 1.0	Grey fine sand (SP)	80+
	1.0 – 5.0	Light grey fine sand (SP)	80+
	5.0 – 6.0	Dark grey fine sand, trace root (SP)	80+
			60
			50
			10
	Depth to Water Table from Ground Surface (feet)		5'

CALCULATION OF HYDRAULIC CONDUCTIVITY



$$K = \frac{4Q}{\pi d(2H_2^2 + 4H_2D_s + H_2d)}$$

K	Hydraulic Conductivity (cfs/ ft ² – ft head)	5.46 x 10⁻⁰⁴
Q	Stabilized Flow Rate (cubic ft per second)	1.02 x 10⁻⁰²
d	Diameter of Test Hole (feet)	0.33
H₂	Depth to Water Table (feet)	5.0
D_s	Saturated Hole Depth (feet)	1.0
Notes:		

Appendix G - Discussion of Soil Groups

DISCUSSION OF SOIL GROUPS

COARSE GRAINED SOILS

General. A soil is classified as coarse-grained if more than 50 percent of a representative sample of the material is retained on the No. 200 sieve.

GW and SW Groups. These groups comprise well-graded gravelly and sandy soils containing little or no plastic fines (less than 5 percent passing the No. 200 sieve). The low fines content does not noticeably change the shear strength characteristics of these soils and does not interfere with their free-draining characteristics.

GP and SP Groups. Poorly graded gravels and sands containing little or no plastic fines (less than 5 percent passing the No. 200 sieve) are in the GP and SP groups. The materials can be called uniform gravels, uniform sands, or non-uniform mixtures of very coarse materials and very fine sand, with intermediate sizes lacking (sometimes called skip-graded, gap-graded, or step-graded). This last group often results from borrow pit excavation in which gravel and sand layers are mixed.

GM and SM Groups. In general, the GM and SM groups comprise gravels or sands with fines (more than 12 percent passing the No. 200 sieve) having little or no plasticity. The plasticity index and liquid limit of soils in these groups plot below the “A” line on the plasticity chart. The gradation of the material is not considered significant and both well and poorly graded materials are included.

GC and SC Groups. In general, the GC and SC groups comprise gravelly or sandy soils containing fines (more than 12 percent passing the No. 200 sieve) having plasticity characteristics. The plasticity index and liquid limit of soils in these groups plot above the “A” line on the plasticity chart.

FINE GRAINED SOILS

General. A soil is classified as fine-grained if more than 50 percent of a representative sample of the material passes the No. 200 sieve.

ML and MH Groups. These groups comprise inorganic silts (ML) and elastic silts (MH) having either low (L) or high (H) liquid limits, respectively. ML soils have a liquid limit of less than 50 while MH soils have a liquid limit of 50 and greater. Silts and elastic silts can also contain varying amounts of sand and gravel. Also included in this group are loess sediments and rock flours.

CL and CH Groups. These groups comprise low plasticity (lean) clays (CL) and medium to high plasticity (fat) clays (CH) having either low (L) or high (H) liquid limits, respectively. CL soils have a liquid limit of less than 50 while CH soils have a liquid limit of 50 and greater. The low plasticity clays can also be sandy clays or silty clays. The moderate to high plasticity clays can also be sandy clays and include some volcanic clays.

OL and OH Groups. These groups comprise organic silts and clays. The soils are characterized by the presence of organic odor and/or dark color. The OL and OH soils are differentiated by determining and comparing their liquid limit values before and after oven drying representative soil samples.

HIGHLY ORGANIC SOILS

The highly organic soils are usually very soft and compressible and have undesirable construction characteristics. Particles of leaves, grasses, branches, or other fibrous vegetative matter are common components of these soils. They are not subdivided and are classified into one group with the symbol PT. Peat humus and swamp soils with a highly organic texture are typical soils of the group.



Advanced Restoration Ecology

Atlantic Point Marina

Stuart, FL

Environmental Assessment

Prepared For:
Straticon

Prepared By:

Drew Gatewood, MS, PWS
2593 NE Roberta St
Jensen Beach, FL 34957
772-242-7200
813-784-8891

©ARE, Inc. November 2021

The environmental assessment report below has been compiled in accordance with the City of Stuart Development Review Division and provisions set forth by the state of Florida. The parcel is listed by the Martin County Property Appraiser as Parcel ID number 32-37-41-004-020-00110-0 and 05-38-41-000-000-00031-0 and is a total of 7.3051 acres. The property is located at 75 N Flagler Ave, Stuart, Florida. The following report describes the findings of our recent on-site review and database research as it pertains to the City of Stuart and the State of Florida.

LAND USE RECORDS

The Martin County Property Appraiser's Report lists this property as 1000 Vacant Commercial and 8900 Municipality.

SOIL COMPOSITION:

Based on a review of the United State Department of Agriculture's Web Soil Survey database the site's soils are comprised of the following:

Urban Land - This miscellaneous area is where the natural soil cannot be readily observed. The soils have been generally altered by grading and shaping, or have been covered with 5 to 12 inches of sandy fill material.

Arents, 0 to 2 percent slopes - Arents are nearly level and ranges from somewhat poorly drained to moderately well drained. The soil consists of fill material that were excavated and spread over the surface of wet mineral soils. The mixed fill layer is typically 20 to 50 inches thick. The water table is below a depth of 30 inches for most of the year. Organic matter and thus the agricultural potential for this soil is low.

WILDLIFE EVALUATION:

On November 12th, 2021, ARE conducted pedestrian transects across 100% of property looking for local, state and federally listed or endangered species present on the site. This survey primarily focused on the presence of gopher tortoise burrows or recent activity. During the pedestrian transects of the property, gopher tortoise activity was not observed on site. No other listed plant or animal species were observed on site during the site visit.

NATIVE HABITAT

The site investigation conducted by ARE, Inc. did not find native upland habitat on the site. The site has been previously cleared and has been an active marina. Species observed during the site reconnaissance included the following:

Coin Vine (<i>Dalbergia ecastaphyllum</i>)	Brazilian Pepper (<i>Schinus terbinthifolius</i>)
Seagrape (<i>Coccoloba unifera</i>)	Cabbage Palm (<i>Sabal Palmetto</i>)

WETLAND DELINEATION:

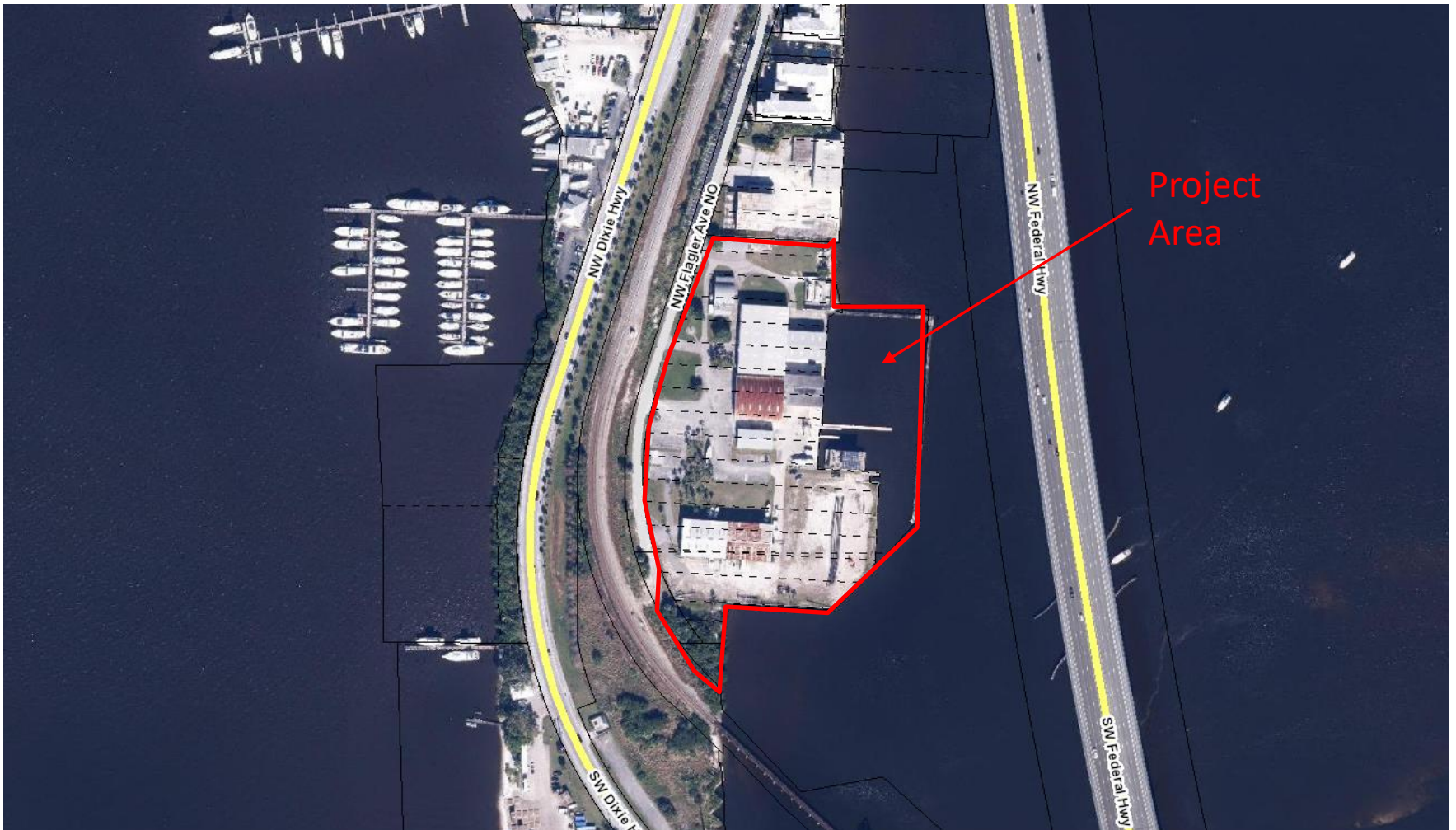
Based on the State definition of a wetland in 62-340 FAC, there are three components: hydric soils, wetland plants, and hydrologic indicators. These factors listed were not present during the site investigation. ARE concludes this property does not include state or federally jurisdictional wetlands on site in its current configuration. The site is contiguous with the St Lucie River however, and will need to establish a shoreline protection zone (Estimated 0.11 acres). Also noted were red, black, and white mangroves scattered amongst the pepper on the south end of the project area. These along with the Seagrapes will require a permit from FDEP if any trimming is proposed.

CITY REQUIREMENTS

The City will require proof of a completed gopher tortoise survey by a licensed agent. Please submit this document with any applications to use as the needed verification of a 100% gopher tortoise survey has been completed on the site. Per FWC regulations a gopher tortoise survey is good for 90 days, and any clearing must have a valid survey prior to commencement. The City will not authorize/issue any permitting without a current gopher tortoise survey. A SPZ will likely be required, and any trimming of native vegetation (Mangroves/Seagrasses) will require FDEP authorization.

CONCLUSION:

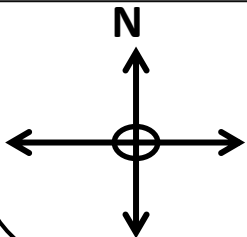
Based on City requirements, ARE, Inc. conducted a site investigation throughout the property to survey for the presence of any listed plant or animal species. Gopher Tortoise burrows were not observed on site, neither were any other State or Federally listed species observed on the property during the site visit. A 100% gopher tortoise survey of the property was conducted and completed by an FWC licensed gopher tortoise agent during the site investigation. Native habitat was not determined to be on site. It is the professional opinion of ARE, Inc. that there are no State or Federally jurisdictional wetlands on the site as the site's characteristics do not meet the minimum thresholds required for wetland classification, however the St Lucie River is due east of the project site and a likely SPZ will be required as part of the site planning.



11/11/2021

Property Appraiser Map

Map Source: Martin County



Atlantic Pointe Marina
Stuart, FL

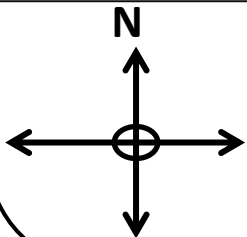




11/11/2021

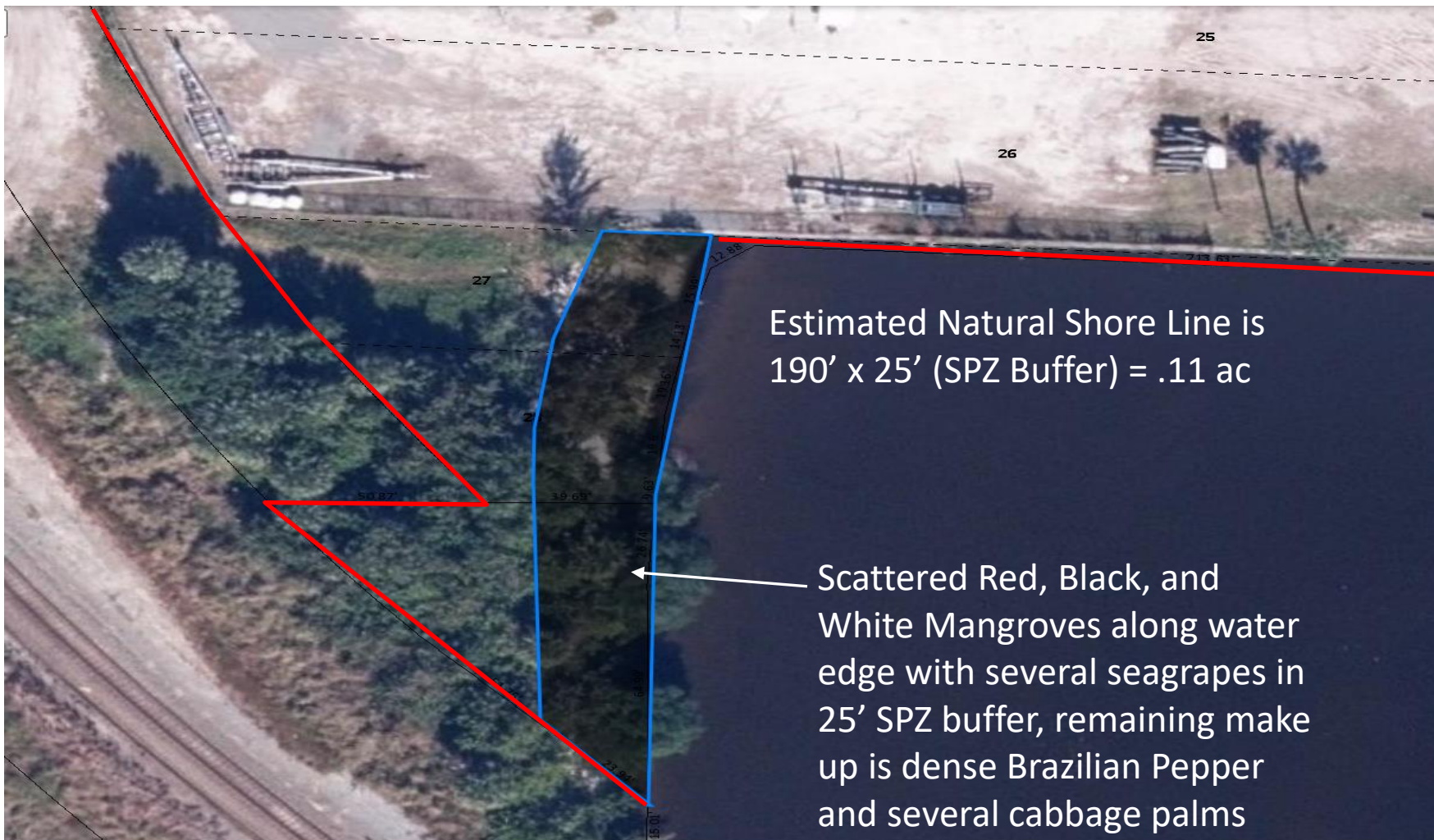
FLUCCS Map

Map Source: Martin County



Atlantic Pointe Marina
Stuart, FL

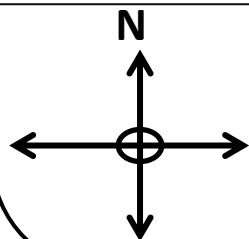

Advanced Restoration Ecology



11/11/2021

SPZ Map

Map Source: Martin County



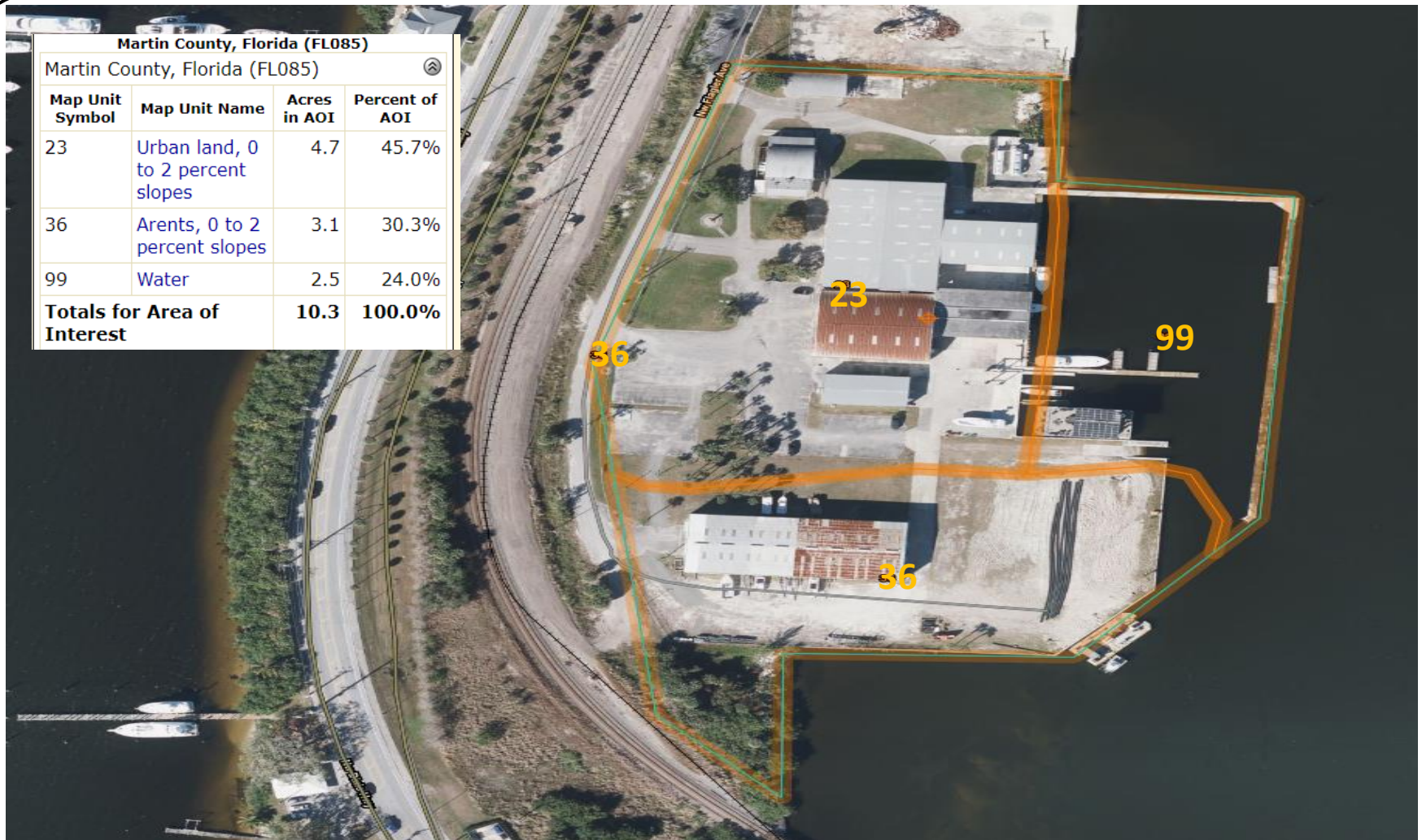
**Atlantic Pointe Marina
Stuart, FL**



Martin County, Florida (FL085)

Martin County, Florida (FL085)

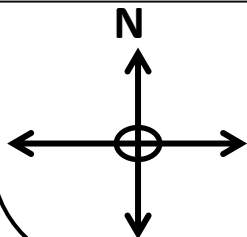
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
23	Urban land, 0 to 2 percent slopes	4.7	45.7%
36	Arents, 0 to 2 percent slopes	3.1	30.3%
99	Water	2.5	24.0%
Totals for Area of Interest		10.3	100.0%



11/11/2021

Soil Map

Map Source: Web Soil



**Atlantic Pointe Marina
Stuart, FL**





November 12, 2021

Drew Gatewood
2593 NE Roberta St
Jensen Beach, FL 34957

Florida Fish and Wildlife Conservation Commission

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Chairman
Coral Gables

Michael W. Sole
Vice Chairman
Tequesta

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Fort Lauderdale

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**Fish and Wildlife
Research Institute**
Gil McRae
Director

727-896-8626
727-823-0166 FAX

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Fish and Wildlife Research Institute

100 Eighth Avenue SE
St. Petersburg, Florida
33701-5020
Voice: (727) 896-8626
Fax: (727) 823-0166
Hearing/speech-impaired:
(800) 955-8771 (T)
(800) 955-8770 (V)
MyFWC.com/Research

Dear Drew:

This letter is in response to your request for listed species occurrence records and critical habitats for your project (75 NW FLAGLER AVE STUART FL) located in Martin County, Florida. Records from The Florida Fish and Wildlife Conservation Commission's database indicate that listed species occurrence data and critical habitats are located within the project area. Records of Black skimmer, Great egret, Double-crested cormorant and Least tern were found on, or within a 1-mile distance of, the property. SHCAs were found for Cooper's hawk and Florida mouse within a 1-mile distance of, the property. Enclosed are 8.5 x 11 maps prioritized SHCA's, species richness, priority wetlands for listed species, and land cover for the project site and surrounding area.

This letter and attachments should not be considered as a review or an assessment of the impact upon threatened or endangered species of the project site. It provides FWC's most current data regarding the location of listed species and their associated habitats.

Our SHCA recommendations are intended to be used as a guide. Land development and ownership in Florida is ever-changing and priority areas identified as SHCA might already have been significantly altered due to development or acquired into public ownership. Onsite surveys, literature reviews, and coordination with FWC biologists remain essential steps in documenting the presence or absence of rare and imperiled species and habitats within the project area.

Our fish and wildlife location data represents only those occurrences recorded by FWC staff and other affiliated researchers. It is important to understand that our database does not necessarily contain records of all listed species that may occur in a given area. Also, data on certain species, such as gopher tortoises, are not entered into our database on a site-specific basis.

Therefore, one should not assume that an absence of occurrences in our database indicates that species of significance do not occur in the area.

The Florida Natural Areas Inventory (FNAI) maintains a separate database of listed plant and wildlife species, please contact FNAI directly for specific information on the location of element occurrences within the project area.

Because FNAI is funded to provide information to public agencies only, you may be required to pay a fee for this information. County-wide listed species information can be located at their website (<http://www.fnai.org>).

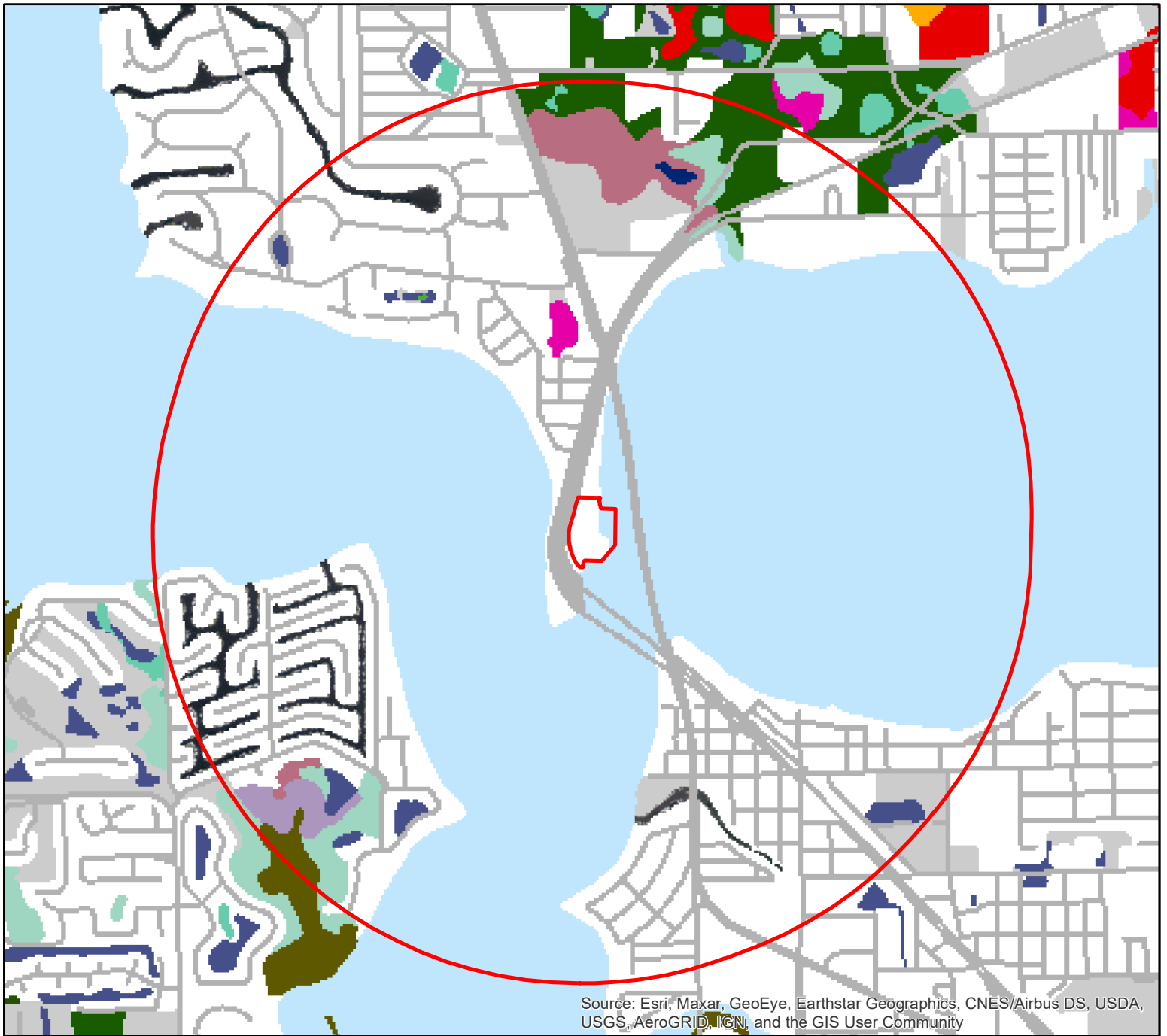
Please credit the Florida Fish and Wildlife Conservation Commission in any publication or presentation of these data. If you have any questions or further requests, please contact me at (850) 488-0588 or gisrequests@myfwc.com.

Sincerely,

Steven Nicholl

Steven Nicholl

Environmental Specialist I/GIS Technician
Center for Spatial Analysis
Florida Fish and Wildlife Conservation Commission
Fish and Wildlife Research Institute
100 8th Avenue S.E.
St. Petersburg, FL 33701



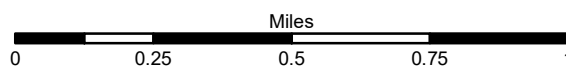
Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Cooperative Land Cover -- State Classes

- | | | | |
|--|---|---|-------------------------------------|
|  | Approximate site boundary and 1-mile buffer | | |
|  | 1120 - Mesic Hammock |  | 1860 - Utilities |
|  | 1210 - Scrub |  | 2110 - Prairies and Bogs |
|  | 1213 - Sand Pine Scrub |  | 2120 - Marshes |
|  | 1311 - Mesic Flatwoods |  | 2200 - Freshwater Forested Wetlands |
|  | 1400 - Mixed Hardwood-Coniferous |  | 2221 - Wet Flatwoods |
|  | 1800 - Cultural - Terrestrial |  | 3000 - Lacustrine |
|  | 1821 - Low Intensity Urban |  | 3200 - Cultural - Lacustrine |
|  | 1822 - High Intensity Urban | | |
|  | 1840 - Transportation |  | 5000 - Estuarine |
| | |  | 5250 - Mangrove Swamp |
| | |  | 7000 - Exotic Plants |

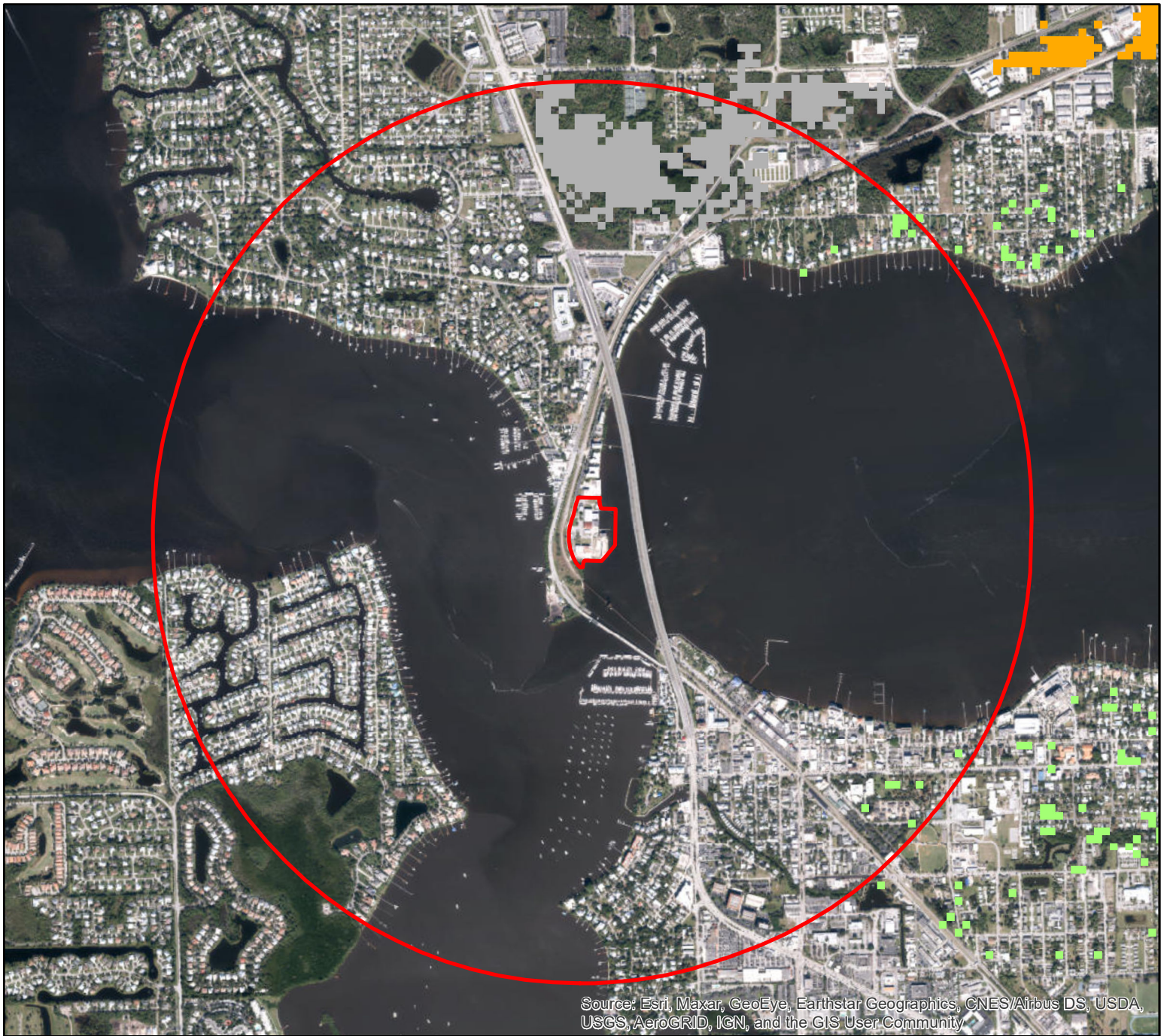


**75 NW FLAGLER AVE
STUART FL**



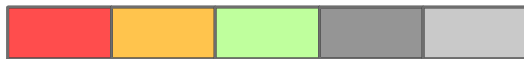
Florida Fish and Wildlife
Conservation Commission
MyFWC.com

FWC ID: 2021_6529 November 12, 2021



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Prioritized SHCA's



Priority 1
Priority 2
Priority 3
Priority 4
Priority 5

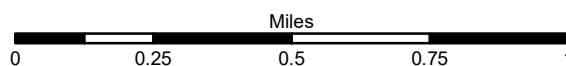


Approximate site boundary and 1-mile buffer



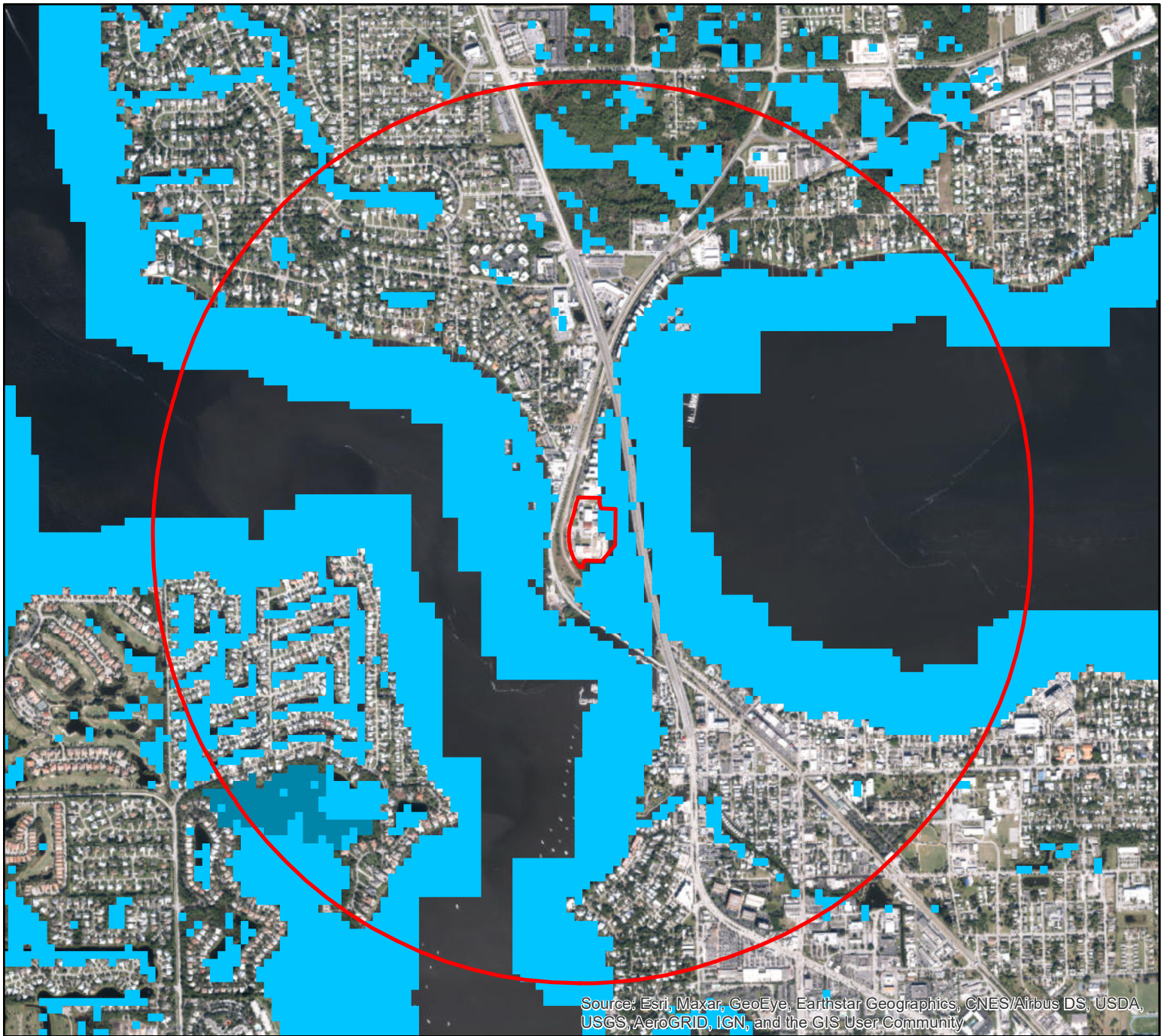
75 NW FLAGLER AVE
STUART FL

The prioritized SHCA map identifies 5 classes of SHCA based upon Heritage ranking criteria developed by The Nature Conservancy, the Natural Heritage Program Network, and the Florida Natural Areas Inventory. There are 2 possible ranks used to prioritize a species' SHCA: 1) the global rank based on a species worldwide status, and 2) the state rank based upon the species status in Florida. The state and global ranks are based upon many factors such as known occurrence locations, estimated abundance, range, amount of habitat currently protected, perceived levels of threats towards the species, and ecological fragility.



Florida Fish and Wildlife
Conservation Commission
MyFWC.com

FWC ID: 2021_6529 November 12, 2021



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Priority Wetlands

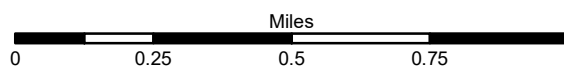
-  1-3 Species, Wetlands habitat
-  4-6 Species, Wetlands habitat
-  7-9 Species, Wetlands habitat
-  10-11 Species, Wetlands habitat



75 NW FLAGLER AVE
STUART FL

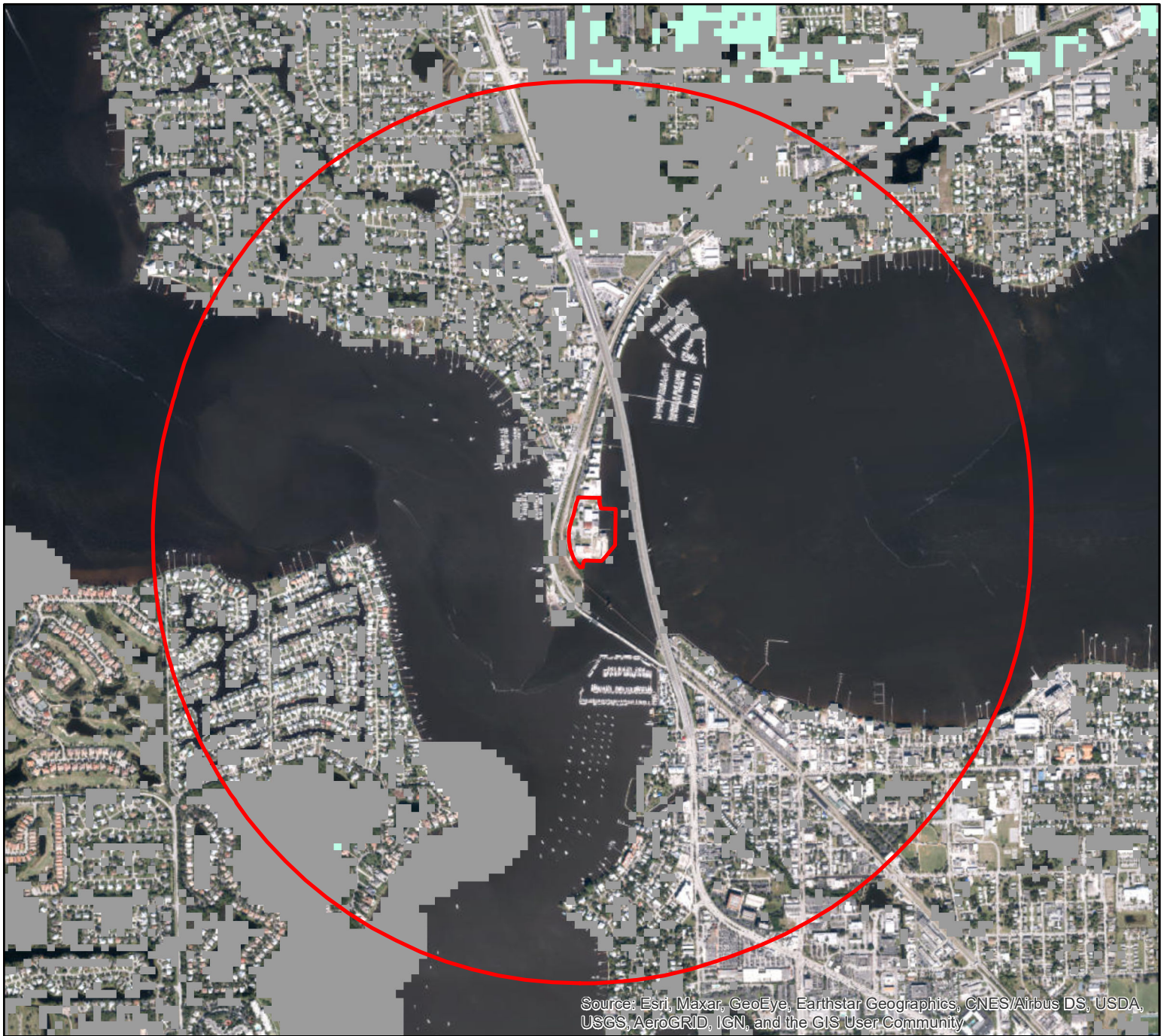


Approximate site boundary and 1-mile buffer



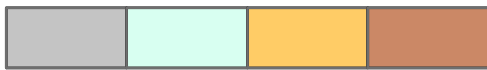
Florida Fish and Wildlife
Conservation Commission
MyFWC.com

FWC ID: 2021_6529 November 12, 2021



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Species Richness



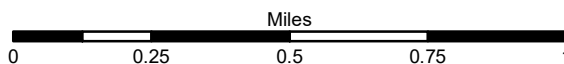
1 - 3
4 - 6
7 - 9
10 - 13



Approximate site boundary and 1-mile buffer



75 NW FLAGLER AVE
STUART FL



Florida Fish and Wildlife
Conservation Commission
MyFWC.com

FWC ID: 2021_6529 November 12, 2021



Drew Gatewood <drew.gatewood@gmail.com>

New Project

Vovsi, Eman M. <Eman.Vovsi@dos.myflorida.com>
To: Drew Gatewood <drew.gatewood@gmail.com>

Fri, Nov 12, 2021 at 9:27 AM

Completed; no cultural resources detected

From: Drew Gatewood <drew.gatewood@gmail.com>
Sent: Thursday, November 11, 2021 2:43 PM
To: Requests, GIS <GIS.Requests@myfwc.com>; Vovsi, Eman M. <Eman.Vovsi@DOS.MyFlorida.com>
Subject: Re: New Project

EMAIL RECEIVED FROM EXTERNAL SOURCE

The attachments/links in this message have been scanned by Proofpoint.

Guys, I have a new one. I've attached the info form and a screen shot below. Let me know if you need anything else.

[Quoted text hidden]

[Quoted text hidden]



Template_102.pdf
1187K



FEC Railroad

CITY OF STUART, FLORIDA AGENDA ITEM REQUEST Community Redevelopment Board

Meeting Date: 5/23/2022

Prepared by: Kevin Freeman

Title of Item:

STUART COURTHOUSE UPUD (QUASI-JUDICIAL) (RC):

ORDINANCE No. 2489-2022; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, APPROVING A REZONING FROM URBAN CENTER TO URBAN PLANNED UNIT DEVELOPMENT (UPUD) LOCATED AT 151 & 191 S.E. OCEAN BLVD, SAID LAND BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED; ESTABLISHING THE STUART COURTHOUSE UPUD CONSISTING OF FIFTY TWO NEW (52) RESIDENTIAL UNITS AND 5,778 SQUARE FEET OF OFFICE/COMMERCIAL USE IN ACCORDANCE WITH SECTION 2.07.00 OF THE STUART LAND DEVELOPMENT CODE; ALLOWING A DENSITY OF 29.7 DWELLING UNITS PER ACRE ON A 1.06 ACRE SITE; APPROVING A FINAL SITE PLAN; PROVIDING FOR DEVELOPMENT CONDITIONS INCLUDING A TIMETABLE FOR DEVELOPMENT, DECLARING THE PLAN TO BE CONSISTANT WITH THE CITY'S COMPREHENSIVE PLAN; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:

The proposed UPUD was heard by the Community Redevelopment Board at its May 3rd, 2022 meeting. The CRB moved the request to the City Commission. A question regarding affordable housing has been resolved - the development will not be providing affordable housing as defined in the City's Comprehensive Plan.

History:

The proposed PUD includes the existing Civitas building, a three-story mixed-use building located on the North Side of SE Ocean Boulevard between Denver and Detroit Avenues. The Development Agreement adopted in Resolution 83-02 was based upon all the property described in Exhibit A of the proposed Resolution. The City Commission recognizes that the three-story building that was constructed must remain in compliance with the City Regulations, the Land Development Code and the Comprehensive Plan.

In 2012, property was subdivided, separating the vacant land from the existing Civitas building, in violation of the Development Approval. This UPUD is intended to maintain compliance with the codes of the original development agreement and permit a redevelopment of the vacant parcel.

This PUD shall supersede and replace Resolution 85-02 and any subsequent development agreements.

However, in the event that the terms of this UPUD that bring the three-story building back into compliance do not get completed, all parties agree that the original terms of the original development agreement, including the unity of title, shall remain in full force and effect and shall be reinstated. At no time shall the subdivision of the property be adopted by the City to the extent that the original approval in 83-02 is not in compliance with the Comprehensive Plan or any City Codes or State Law. In the future, if any party seeks to amend the UPUD, the properties will be acknowledged as one PUD to the extent that they impact the setbacks, landscaping, density, parking, permeable surface area, etc.

Request:

The applicant is requesting a rezoning from Urban Center to Urban Planned Unit Development UPUD to

allow a mixed-use development with 52 new residential units on the 2nd, 3rd and 4th floors over 5,778 square feet of commercial office retail use and surface parking. The contract purchaser has requested the following variances to the code: 1). A density of 29.7 units per acre, where the maximum is allowed to be increased up to 30 du/acre with City Commission approval, 2). a landscape buffer in urban areas that is less than 5 feet, 3). Vehicles overhanging into a landscaped area that is less than 2 feet. 4). Parking within the building envelope within the City of Stuart Community Redevelopment Area. 5.) Providing 55 shared parking spaces where 56 shared parking spaces are required.

Building Height

The applicant is permitted to construct property at a maximum height of three stories or 35 feet in height. If 50% or more of the building is residential or hotel, a fourth story is permitted. The maximum building height of a four-story building is 45 feet. The proposal is for three levels of residential space over a ground level of commercial and parking for a total height of 45'-0" feet from the finished floor to the roof deck. The total height of the condominium building including rooftop structures and equipment is 59'-8".

Density

Per the density regulations in Section **2.07.00.I** UPUD, the breakdown of unit size and unit density is shown below:

Applicant			
Max Unit Size	# of Units	Unit Density	Total Unit Count
900 SF	44	0.50	22.0
1100 SF	8	0.75	6.0
Applicant Total	52		28.0
Civitas			
Max Unit Size	# of Units	Unit Density	Total Unit Count
900 SF	2	0.50	1.0
1100 SF	2	0.75	1.5
No Max	1	1.00	1.0
Civitas Total	5		3.5
PUD Total	57		31.5
PUD Acreage			1.06 acres
UPUD Density			30 units/acre
Allowed Units			31.8 units
Proposed Units			31.5 units
Proposed Density			29.7 units/acre

UPUD Parking Space calculation: The existing Civitas I building requires 23 parking spaces, which are included in the shared parking calculation. The table below shows the breakdown of the total parking provided by location.

Applicant			
Max Unit Size	# of Units	Spaces/Unit	Total Parking Spaces
<900 SF	44	1.25	55.0
1100 SF	8	1.40	11.2
Applicant Total	52	1.27	66.2
Civitas			
Max Unit Size	# of Units	Spaces/Unit	Total Parking Spaces
<900 SF	2	1.25	2.5
<1100 SF	2	1.40	2.8
No Max	1	1.50	1.5
Civitas Total	5	1.40	7.0
PUD Total	57	1.28	73.2

Total Parking:The breakdown of the total parking provided by location.

Total Parking Provided	
Parking Location	Spaces
Proposed Multifamily w/ Single Garage Spaces	13
Proposed Multifamily w/ Tandem Garage Spaces	20
Handicap Spaces	3
Shared Surface Lot	35
Shared On-Street Parking	17
Total	88

Residential Parking Mix:The applicant is providing 77 spaces for the residential units and is providing 88 spaces total above. The excess of 11 spaces are used, along with a shared parking calculation, to accommodate the non-residential uses in the PUD.

Provided			
Residential Use	Units	Spaces	Parking Ratio
Multifamily w/ Garage Spaces	23	33.0	1.43/unit
Multifamily w/o Garage Spaces	29	37.0	1.27/unit
Civitas Residential	5	7.0	1.40/unit
Total	57	77.0	1.35/unit

Residential Parking Mix allowed by Code:The applicant is only required to provide 73 parking spaces for the residential units in the PUD

Code Requirement			
Residential Use	Units	Spaces	Parking Ratio
Multifamily <900 SF	44	55	1.25/unit
Multifamily <1100 SF	8	11.2	1.4/unit
Civitas Residential	5	7	1.4/unit
Total	57	73.2	1.28/unit

Shared Parking calculation:The parking calculation in Table 7 uses a variable parking rate for all the uses in the PUD, including Civitas, and is the table provided on the Site Plan. The parking rate for Civitas was derived from a shared parking calculation for its uses alone, capped at the 23 spaces maximum required for them. According to the shared calculation, the proposal is just shy of the parking requirements during the daytime. The most critical time is the weekday during the workday time slot from 9am-4pm with 56 shared spaces required. The 55 shared spaces provided **fall one space short of the required 56 spaces.**

Shared Parking									
Use	Units	Ratio	Required	WKDAY	WKDAY	WKDAY	WKEND	WKEND	NIGHT
				9a-4p	4p-8p	8p-12a	9a-4p	4p-12a	12a-9a
				45%	75%	95%	75%	100%	100%
MF	29	1.27/du	36.9	16.6	27.6	35.0	27.6	36.9	36.9

				<u>100%</u>	<u>40%</u>	<u>10%</u>	<u>10%</u>	<u>5%</u>	<u>5%</u>
Office	5778 sf	1/350 sf	16.5	16.5	6.6	1.7	1.7	0.8	0.8
Civitas I			23	23	21	16	16	16	10
Required				56.1	55.2	52.7	45.3	53.7	47.7
Provided				55.0	55.0	55.0	55.0	55.0	55.0
Excess				-1.1	-0.2	2.3	9.7	1.3	7.3

Funding Source:

N/A

Recommended Action:

ATTACHMENTS:

1. A.1 Ordinance No. 2489-2022 Stuart Courthouse UPUD
2. A.2 Ordinance No. 2489-2022 Stuart Courthouse UPUD Exhibit D
3. A.3 Typical Dumpster Enclosure Trellis Design
4. B.1 Staff Comprehensive Plan Analysis
5. C.1 Application to Rezone Property w signed easement agreement
6. D.1 Applicant's Project Description and Justification
7. D.2 Courthouse Annex - Stuart - Traffic Statement - 03-25-20
8. D3. Surface Water Management Report
9. D.4 Glenn Webber Civitas HOA email to Tim Hernandez



**BEFORE THE CITY COMMISSION
CITY OF STUART, FLORIDA**

ORDINANCE No. 2489-2022

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, APPROVING A REZONING FROM URBAN CENTER TO URBAN PLANNED UNIT DEVELOPMENT (UPUD) LOCATED AT 151 & 191 S.E. OCEAN BLVD, SAID LAND BEING MORE FULLY DESCRIBED IN EXHIBIT “A” ATTACHED; ESTABLISHING THE STUART COURTHOUSE UPUD CONSISTING OF FIFTY TWO (52) NEW RESIDENTIAL UNITS AND 5,855 SQUARE FEET OF OFFICE/COMMERCIAL USE IN ACCORDANCE WITH SECTION 2.07.00 OF THE STUART LAND DEVELOPMENT CODE; ALLOWING A DENSITY OF 29.7 DWELLING UNITS PER ACRE ON A 1.06 ACRE SITE; APPROVING A FINAL SITE PLAN; PROVIDING FOR DEVELOPMENT CONDITIONS INCLUDING A TIMETABLE FOR DEVELOPMENT, DECLARING THE PLAN TO BE CONSISTANT WITH THE CITY’S COMPREHENSIVE PLAN; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

*** * * * ***

WHEREAS, the City Commission adopted Resolution 85-02 granting a Special Exception and entering a Development Order conditionally approving the construction of a three-story mixed-use building located on the North Side of SE Ocean Boulevard between Denver and Detroit Avenues.

WHEREAS, the Development Agreement adopted in Resolution 85-02 was based upon all the property described in Exhibit A to the Resolution. The City Commission recognizes that the three-story building that was constructed must remain in compliance with the City Codes, Regulations and the Comprehensive Plan.

WHEREAS, in 2012, an owner of the property subdivided the property and separated the vacant land into separate parcels in violation of the Development Approval. This UPUD is intended to maintain compliance with the codes for the original development agreement.

WHEREAS, the City Commission of Stuart, Florida, has adopted and administers Section 2.07.00.I of the Land Development Code; and

WHEREAS, the Applicant, New Urban Communities Corp, is requesting a rezoning to UPUD to allow for development of a multi-family development consisting of 52 new residential units and 5,855 square feet of office commercial use on the 1.06-acre site, and

WHEREAS, the applicant has requested a density of 29.7 dwelling units per acre per 3.01.04.1 & 3.01.03.3 Density and Parking Space Calculation, and for parking within the building envelope; and a shared parking agreement for the development.

WHEREAS, at the hearing the applicant showed by substantial competent evidence that the application does not create any detrimental effects on adjacent land uses; and

WHEREAS, the owners have committed to the City that its development will comply with all development codes, plans, standards, and conditions approved by the City Commission; and that it will bind its successors in title to any such commitments made upon this ordinance; and

WHEREAS, the City Commission, has considered the Owner's voluntary request for a new zoning designation, and has also considered the recommendation of the city staff.

WHEREAS, the Community Redevelopment Board held a properly noticed hearing at a regularly scheduled meeting to consider the application of the Petitioner and recommended approval of rezoning to UPUD on May 3, 2022; and

WHEREAS, on _____, 2022, the City Commission held a properly noticed hearing at a regularly scheduled City Commission to consider the application by the Owner, amending the city's official zoning map and approving the proposed buildings and site, and

WHEREAS, the owners have committed to the City that its development will comply with all development codes, plans, standards, and conditions approved by the City Commission; and that it will bind its successors in title to any such commitments made upon this ordinance; and

WHEREAS, the Stuart Courthouse UPUD development will be in harmony with surrounding properties and their anticipated development; and

WHEREAS, the property is legally described in “**Exhibit A**” of this ordinance. A map depicting the property is attached hereto as **Exhibit “B”** and made a part hereof by reference and development conditions attached hereto as **Exhibit “C”**;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA that:

SECTION 1: The following new documents are on file as public records of the City, at the office of the City Clerk in City Hall, and attached hereto as **Exhibit “D”**, hereinafter the “Development Documents”, shall be deemed a part of this ordinance:

1. **Boundary Survey, Sheet 1 of 1 by Richard H. Smith, Inc., Surveying and Mapping, dated 9.01.21**
2. **Site Plan, Sheet 1 of 1, prepared by Peter Wayne Aquart, P.E., dated 3.17.2022**
3. **Preliminary Engineering Plan, by Peter Wayne Aquart, P.E., dated 2.22.2022**
4. **Landscape Plan & Details, Sheets 1&2 of 2, prepared by Cotleur & Hearing Landscape Architects and Land Planners - dated 2.02.22.**
5. **Architectural Plans & Elevations, Sheets A-1 thru A-4 East Building, A-1 thru A-5 West Building, by Dominick Ranieri Architect - dated 12.27.21**

6. Resolution 85-02 Three-Story mixed-use building. (Civitas)

SECTION 1: This PUD shall supersede and replace Resolution 85-02 and any subsequent development agreements. However, in the event that the terms of this UPUD that bring the three-story building back into compliance do not get completed, all parties agree that the original terms of the original development agreement, including the unity of title shall remain in full force and effect and shall be reinstated. At no time shall the subdivision of the property in anyway be adopted by the City to the extent that the original approval in 83-02 is not in compliance with the Comprehensive Plan or any City Codes or State Law.

SECTION 2: The Future Land Use designation in the City's Comprehensive Land Use Plan shall remain "Downtown Redevelopment". The Land Development (Zoning) District designation on the City of Stuart Official Zoning Map shall become "UPUD" Urban Planned Unit Development amended to allow for 52 new multi-family residential units and 5,855 square feet of commercial/office units.

SECTION 3: This Ordinance shall take effect immediately upon its adoption.

SECTION 4: Except as otherwise provided herein, no development permits, site permits, or building permits shall be issued by the City except in compliance with the City's Land Development Code.

SECTION 5: All ordinances or parts of ordinances in conflict with this ordinance or any part thereof is hereby repealed to the extent of such conflict. If any provision of this ordinance conflicts with any contractual provision between the City and the developer of the site, this ordinance shall prevail.

SECTION 6: If any provision of this ordinance or the application thereof to any person or circumstance is held invalid, the invalidity shall not affect other provisions or applications

which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are declared severable.

SECTION 7: Following the adoption and acceptance of this ordinance by the Owner, and in addition to any other action for failure to complete development or otherwise comply with the Development Documents, the City Development Director may obtain a hearing before the City Commission and shall thereupon give at least five (5) days written notice of the time, date and location of the hearing, along with specific notice of the alleged breach. At the hearing before the City Commission the developer may appear and may contest the allegation of breach or explain the reason or reasons for the breach. Upon a finding of a material breach of the Development Documents and therefore, the Ordinance(s) adopting the same, the City Commission may impose or do any or all of the following:

- a. Initiate the process to amend or repeal this or any other ordinance pertaining to the development.
- b. Direct the City Development Director to initiate the process to rezone the UPUD property or any portion of the UPUD property.
- c. Impose an administrative penalty of up to \$1,000.00 for each violation, and up to \$5,000.00 for each repeat violation that occurs, along with all reasonable costs, including attorney's fees incurred by the City.

Any breach of any provision or condition of this UPUD ordinance by the developer shall be considered a zoning violation subject to any remedies provided herein, or as otherwise provided by law. In the event a violation found continues from day to day, each day the violation is found to continue shall be deemed a separate violation.

SECTION 8: This ordinance and agreement shall be effective upon the last of the following to occur: adoption by the City Commission, and proper execution and acceptance by the Owners.

SECTION 9: The complete execution and recording of this Ordinance by the City Clerk shall occur no later than 60 days from the date of this approval, failing which this ordinance shall be void.

Passed on first reading the ____ day of _____, 2022.
Commissioner _____ offered the foregoing Ordinance and moved its adoption. The motion was seconded by Commissioner _____ and upon being put to a roll call vote, the vote was as follows:

MERRITT MATHESON, MAYOR
TROY MCDONALD, VICE MAYOR
BECKY BRUNER, COMMISSIONER
EULA R. CLARKE, COMMISSIONER
MIKE MEIER, COMMISSIONER

YES	NO	ABSENT	ABSTAIN

ADOPTED on second and final reading this ____ day of _____, 2022.

ATTEST:

MARY R. KINDEL
CITY CLERK

MERRITT MATHESON
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

MICHAEL J. MORTELL, ESQ.
CITY ATTORNEY

CITY'S ACKNOWLEDGMENT

STATE OF FLORIDA,
COUNTY OF _____

The above Ordinance was acknowledged before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____, 2022, by Merritt Matheson, Mayor, and Mary R. Kindel, City Clerk, respectively, of the City of Stuart, Florida, a Florida municipal corporation, who ☐ are personally known to me or ☐ have produced _____ as identification.

(Notary Seal)

Signature of Notary Public

Printed Name: _____

ACCEPTANCE AND AGREEMENT

BY SIGNING THIS ACCEPTANCE AND AGREEMENT, THE UNDERSIGNED HEREBY ACCEPTS AND AGREES TO ALL OF THE TERMS AND CONDITIONS CONTAINED IN AN URBAN PLANNED UNIT DEVELOPMENT AND IN ALL EXHIBITS, ATTACHMENTS AND DEVELOPMENT DOCUMENTS, INTENDING TO BE BOUND THEREBY, AND THAT SUCH ACCEPTANCE AND AGREEMENT IS DONE FREELY, KNOWINGLY, AND WITHOUT ANY RESERVATION, AND FOR THE PURPOSES EXPRESSED WITHIN THE ABOVE ORDINANCE. IF IT IS LATER DISCOVERED THAT THE UNDERSIGNED, OR ITS SUCCESSORS OR ASSIGNS HAVE FAILED IN ANY MATERIAL WAY TO DEVELOP THIS URBAN PLANNED UNIT DEVELOPMENT ACCORDING TO THIS ORDINANCE, ITS CONDITIONS, AND THE DEVELOPMENT PLANS AND DOCUMENTS, THE UNDERSIGNED UNDERSTANDS AND AGREES THAT THIS ORDINANCE MAY BE AMENDED OR REPEALED BY THE CITY COMMISSION, AND THAT OTHER ACTIONS MAY BE TAKEN AGAINST THE UNDERSIGNED BY THE CITY, INCLUDING BUT NOT LIMITED TO CODE ENFORCEMENT ACTIONS, PERMIT AND LICENSING REVOCATIONS, AND ALL APPLICABLE CIVIL AND CRIMINAL ACTIONS.

IN WITNESS WHEREOF THE UNDERSIGNED HAS EXECUTED THIS ACCEPTANCE AND AGREEMENT

WITNESSES:

Print Name: _____ New Urban Communities Corp.

Print Name: _____ Name: Timothy L. Hernandez
Title: Agent

PETITIONER'S ACKNOWLEDGMENT

STATE OF FLORIDA,
COUNTY OF _____

The above Acceptance and Agreement was acknowledged before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____, 2022, by Timothy Hernandez who ☐ is personally known to me or ☐ has produced _____ as identification.

(Notary Seal)

Signature of Notary Public
Printed

Name: _____

Notary Seal:

Exhibit “A” Legal Description:

DESCRIPTION

PARCEL 1:

LOTS 21, 22, 39 AND 40, *LESS* AND EXCEPTING THE NORTH 15 FEET OF LOT 39, AND ALSO *LESS* AND EXCEPTING ALL RIGHTS OF WAY INCLUDING THE SOUTH 25 FEET OF LOTS 21 AND 40, HIGH SCHOOL SUBDIVISION. ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 85 OF THE PUBLIC RECORDS OF PALM BEACH [NOW MART I NJ COUNTY, FLOR I DA.

CONTAINING 13.499 SQUARE FEET. MORE OR LESS. PARCEL 2:

LOT 23. *LESS* THE WESTERLY FOUR [4] FEET THEREOF. HIGH SCHOOL SUBDIVISION. ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2. PAGE 85 OF THE PUBLIC RECORDS OF PALM BEACH [NOW MART IN COUNTY, FLOR I DA.

CONTAINING 4800 SQUARE FEET, MORE OR LESS. PARCEL 3:

LOT 38, TOGETHER WITH THE NORTH FIFTEEN (15) FEET OF LOT 39, LOT 41. *LESS* THE SOUTH TWENTY-FIVE [25] FEET THEREOF FOR STREET RIGHT OF WAY PURPOSES, AND LOTS 43. 44 AND 45. HIGH SCHOOL SUBDIVISION.

ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 85 OF THE PUBLIC RECORDS OF PALM BEACH NOW MARTIN COUNTY.

CONTAINING 6,5000 SQUARE FEET, MORE OR LESS WEST OF S.E. DETROIT AVENUE. CONTAINING 21,490 SQUARE FEET, MORE OF LESS - EAST OF S.E. DETROIT AVENUE. CONTAINING 27,990 SQUARE FEET, MORE OF LESS – TOTAL OF PARCEL 3. CONTAINING 46,289 SQUARE FEET, MORE OR LESS – TOTAL ALL THREE PARCELS.

Exhibit “B” Map:



Exhibit “C” Conditions of Approval

1. The Stuart Courthouse UPUD Project and use thereof shall comply with the following drawings:
 - a. **Boundary Survey, Sheet 1 of 1 by Richard H. Smith, Inc., Surveying and Mapping, dated 9.01.21**
 - b. **Site Plan, Sheet 1 of 1, prepared by Peter Wayne Aquart, P.E., dated 3.17.2022**
 - c. **Preliminary Engineering Plan, by Peter Wayne Aquart, P.E., dated 2.22.2022**
 - d. **Landscape Plan & Details, Sheets 1&2 of 2, prepared by Cotleur & Hearing Landscape Architects and Land Planners - dated 2.02.22.**
 - e. **Architectural Plans & Elevations, Sheets A-1 thru A-4 East Building, A-1 thru A-5 West Building, by Dominick Ranieri Architect - dated 12.27.21**
 - f. **Resolution 85-02 Three-Story mixed-use building. (Civitas)**
2. Any modifications to the Stuart Courthouse UPUD Site Plan that does not exceed 10% of the approved building footprint, building setbacks, gross square footage, building location, parking size, location and number of parking, drainage areas, and location of landscaping may be approved by the City’s Development Director, provided however, the Development Director may refer the matter to the City Commission for approval via a public hearing.
3. The maximum building height within the UPUD shall be four (4) stories or 45 feet. Sloped roofs shall not exceed a maximum of 15 feet.

Landscaping

4. The common areas the project shall be provided with landscaping per the Landscaping plan with an irrigation system of sufficient capacity to maintain the landscaping in a healthy growing condition.

Prior to Issuance of Site Permits

5. Applicant shall provide a digital boundary survey and civil plan prior to the issuance of a site permit.
6. Civil Plans shall be reviewed and approved by all applicable City departments prior to the issuance of a site permit.
7. All regulatory agency permits, including but not limited to the South Florida Water Management District and Army Corp of Engineers, shall be obtained by the applicant and copies provided to the City prior to the commencement of any development activities.
8. All development activities shall comply with the City's Concurrency Management System prior to the issuance of building permits.
9. Water and Sewer Services shall be provided by City of Stuart utilities.
10. In the event of any conflict in the provisions of Exhibit 'C' Development Conditions and attached exhibits, Exhibit 'C' shall prevail.
11. All utility improvements constructed by the developer within City's right-of-way, shall be constructed in a manner and form acceptable to the City Public Works department.
12. Prior to certificate of occupancy for any unit, the applicant shall provide an engineer's written confirmation attesting that the UPUD's storm water system is in place and functioning in compliance with all approved plans and specifications.
13. Erosion and dust control measures to be implemented during construction shall be provided on the civil plans and submitted during site permit review. Water trucks shall be provided by the applicant as necessary during construction to reduce dust generated on-site.
14. The applicant will be required to apply for a Revocable Permit for any improvements to SE Detroit Avenue and or SE Ocean Blvd.
15. All building materials and colors shall comply with the Section 3.01.04 of the City's Land Development Regulations.

16. Details for the Trellis design for the development's trash dumpsters shall be provided in the final site and landscape plans at final site plan review.
17. Building addresses and or numbers shall be in plain view and shown on each building plan submitted at the time of building permit application in accordance with the city code.
18. Prior to issuance of a building permit, the applicant shall either contribute the required art fee of one percent of the vertical construction cost or provide work of art on the development pursuant to Section 3.01.08 within the dedicated land. The applicant agrees to maintain the public art in a location as depicted on the site plan.

Development and Construction

19. Except as provided herein, all development shall comply with City Code.
20. Site work including but not limited to land preparation, clearing and grading, drainage and water, sewer and irrigation lines, shall be reviewed approved by the City's Public Works department and the city's engineering consultant prior to permitting.
21. Any sidewalks damaged during construction shall be repaired and/or replaced by the applicant as per the City's specification.
22. Notwithstanding the illustration shown on the site plan, all signage shall be in accordance with the City's Land Development Regulations with regards to size, dimensions, color, etc.
23. Site lighting shall not negatively impact adjacent properties and shall not create a visual nuisance. Decorative exterior light fixtures shall be approved prior to the issuance of any development permits.
24. The applicant shall comply with all applicable Handicap Accessibility standards.
25. Final Development Plans and Construction Drawings shall be reviewed and approved by all necessary City departments prior to the issuance of any building permits.

26. The project shall have no more than one water meter to the single building unless public works deems more water meters are appropriate.
27. There shall be no improvements, fencing, installation of additional landscape material, etc. placed within the common areas that would be in nonconformance with the urban landscaping code.
28. An 8-foot-wide sidewalk shall be provided at the front of both buildings on along SE Ocean Blvd.
29. The slope from proposed and existing sidewalks along SE Ocean Blvd shall not exceed 4:1. Existing slope in from of the existing 3-Story Civitas building shall be regraded if necessary.
30. The developer shall provide 2 bike racks per Sec. 6.01.20.G for the non-residential portion of the project (Two bicycle parking spaces (one bicycle rack) for the first ten required off-street vehicular parking spaces. Two additional bicycle parking spaces for each additional 30 required off-street vehicular parking spaces or fraction thereof). and 12 bike racks for the residential portion of the project, (Two bicycle parking spaces (one bicycle rack) per five units within the community redevelopment area).
31. Prior to final certificate of occupancy, the development will provide a minimum of three (3) Level Two (2) Electric Vehicle Charging (EVCS) Stations to support immediate vehicle charging and a minimum of three (3) Electric Vehicle Charging Infrastructure (EVCI) connections to support future electric vehicle charging. The infrastructure installation shall include, but not be limited to; the design of electrical panels and service equipment to support the additional electrical demand, the panel capacity to support additional feeder / branch circuits, the installation of raceways, both underground and surface mounted, to support the electrical vehicle supply equipment.

Signage

32. All signs throughout the UPUD must have a consistent treatment, as to number, location, size, height, lighting, and materials with a unified theme throughout the Planned Unit Development. The development's monument sign(s) shall adhere to the City of Stuart Land Development Code.

HOA Requirements & Future Amendments

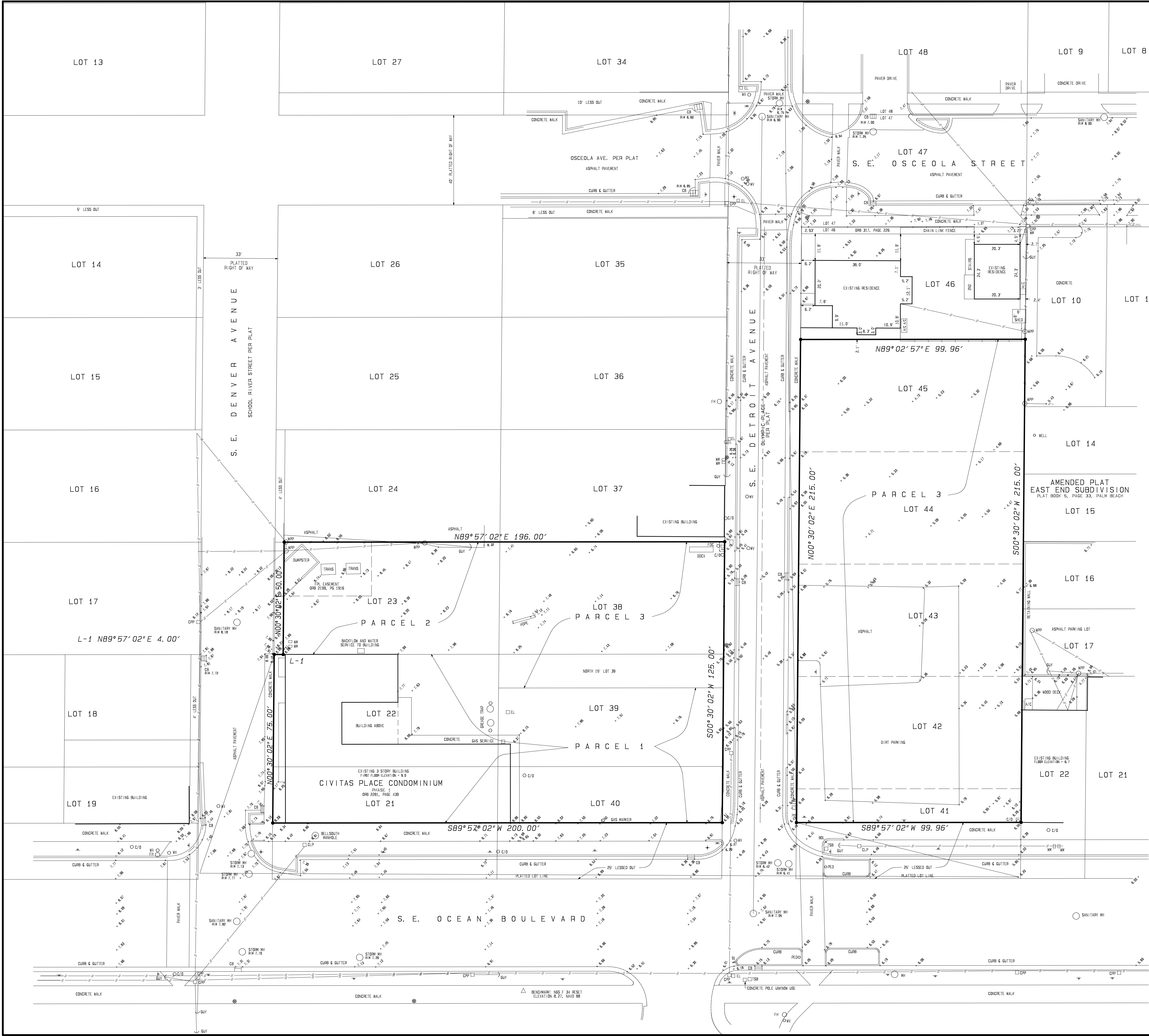
33. There will be no future subdivision of the property without a plat approved by the City Commission.
34. Any applications to amend this Ordinance shall be limited to the developer or the Homeowners Association.
35. The Homeowner's Association shall regulate any permits for guest parking.

Timetable for Development

36. Timetable for development shall be as follows:

Site and building permit application deemed enough for permit review under city codes and standards.	June 30, 2025
Final Certificate of Occupancy for all site and building improvements.	June 30, 2028

37. The following uses shall be permitted:
- a. Multi-Family Residential
 - b. Home Occupations in accordance with the City's Land Development Code.
 - c. Office/Retail (5,855 square feet)



LEGEND

- A/C - AIR CONDITIONER
- CB - CATCH BASIN
- C/O - CLEAN OUT
- CLP - CONCRETE LIGHT POLE
- CPP - CONCRETE POWER POLE
- DDCV - DOUBLE DETECTOR CHECK VALVE
- EL - ELECTRIC HAND HOLE
- FDC - FIRE DEPARTMENT CONNECTION
- FH - FIRE HYDRANT
- MH - MANHOLE
- PED - PEDESTRIAN CROSSING LIGHT
- TRANS - TRANSFORMER ON CONCRETE
- TSR - TRAFFIC SIGNAL BOX
- WM - WATER METER
- WPP - WOOD POWER POLE
- WV - WATER VALVE
- LP - LIGHT POLE
- TS - TRAFFIC SIGN
- +1.50 - EXISTING ELEVATION
- - OVERHEAD UTILITY LINES

DESCRIPTION

PARCEL 1:
LOTS 21, 22, 39 AND 40, LESS AND EXCEPTING THE NORTH 15 FEET OF LOT 39, AND ALSO LESS AND EXCEPTING ALL RIGHTS OF WAY INCLUDING THE SOUTH 25 FEET OF LOTS 21 AND 40, HIGH SCHOOL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 85 OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

CONTAINING 13,499 SQUARE FEET, MORE OR LESS.

PARCEL 2:
LOT 23, LESS THE WESTERLY FOUR (4) FEET THEREOF, HIGH SCHOOL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 85 OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

CONTAINING 4800 SQUARE FEET, MORE OR LESS.

PARCEL 3:
LOT 38, TOGETHER WITH THE NORTH FIFTEEN (15) FEET OF LOT 39, LOT 41, LESS THE SOUTH TWENTY FIVE (25) FEET THEREOF FOR STREET RIGHT OF WAY PURPOSES, AND LOTS 42, 43, 44 AND 45, HIGH SCHOOL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 85 OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

CONTAINING 6,500 SQUARE FEET, MORE OR LESS - WEST OF S.E. DETROIT AVENUE
CONTAINING 21,490 SQUARE FEET, MORE OR LESS - EAST OF S.E. DETROIT AVENUE
CONTAINING 27,990 SQUARE FEET, MORE OR LESS - TOTAL OF PARCEL 3

CONTAINING 46,289 SQUARE FEET, MORE OR LESS - TOTAL ALL 3 PARCELS

- NOTES**
- REPRODUCTIONS OF THIS MAP ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 - THIS MAP WAS PREPARED WITH THE BENEFIT OF THAT COMMITMENT FOR TITLE INSURANCE ISSUED BY WFG NATIONAL TITLE INSURANCE COMPANY, FILE NUMBER 13378.04, EFFECTIVE MAY 14, 2019.
 - ELEVATIONS SHOWN HEREON ARE IN FEET, BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988, NAVD 88, AND ARE RELATIVE TO NG8 BENCHMARK F 34 RESET, WHOSE PUBLISHED ELEVATION IS 8.27, NAVD 88.
 - PARCELS ARE LOCATED IN FLOOD ZONE X
FLOOD MAPS 12085C0134 H AND 12085C0153 H
EFFECTIVE FEBRUARY 19, 2020
 - PARCEL ID NUMBERS:
04-38-41-006-000-00210-6
04-38-41-006-000-00410-4
- AND
CIVITAS PLACE CONDOMINIUM, PHASE 1
ORB 2281, PAGE 439

CERTIFICATION

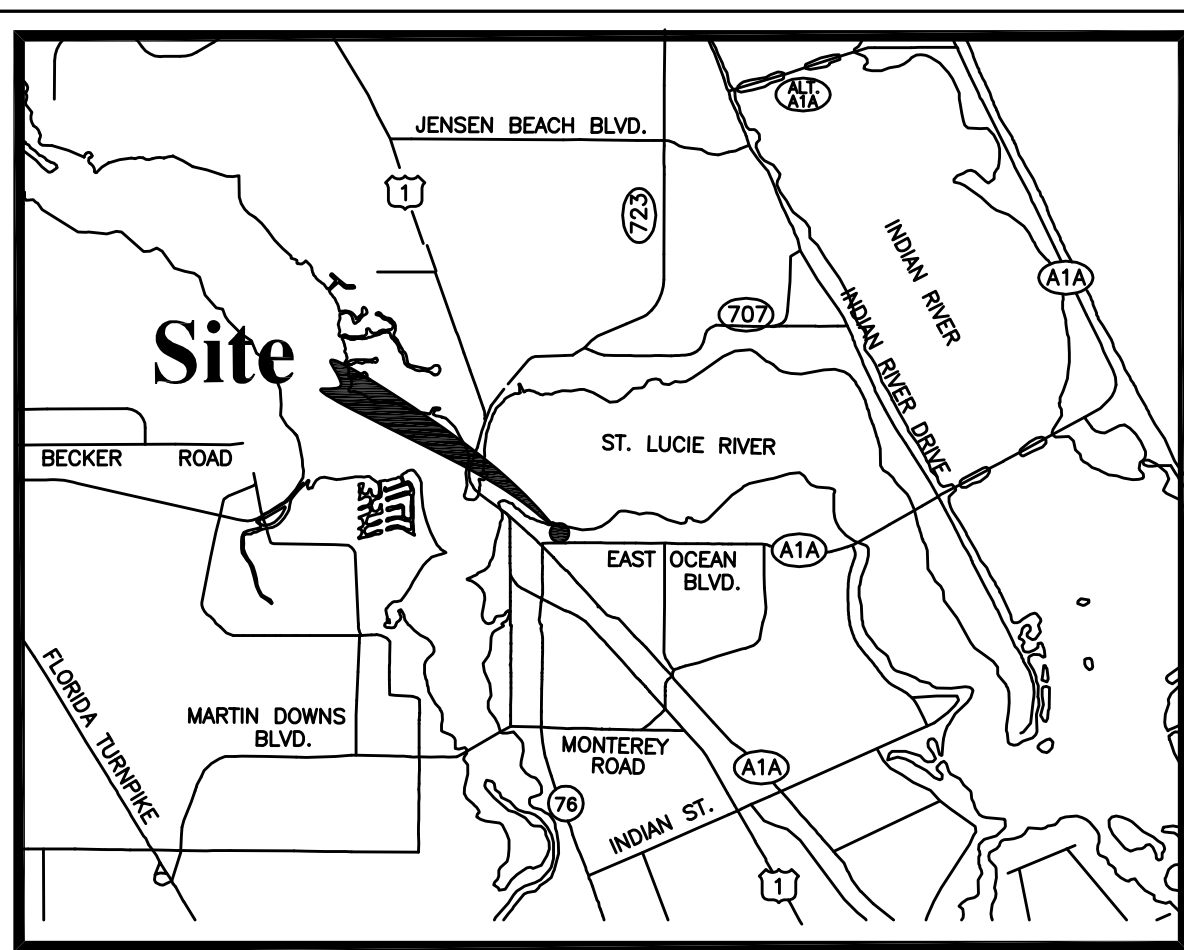
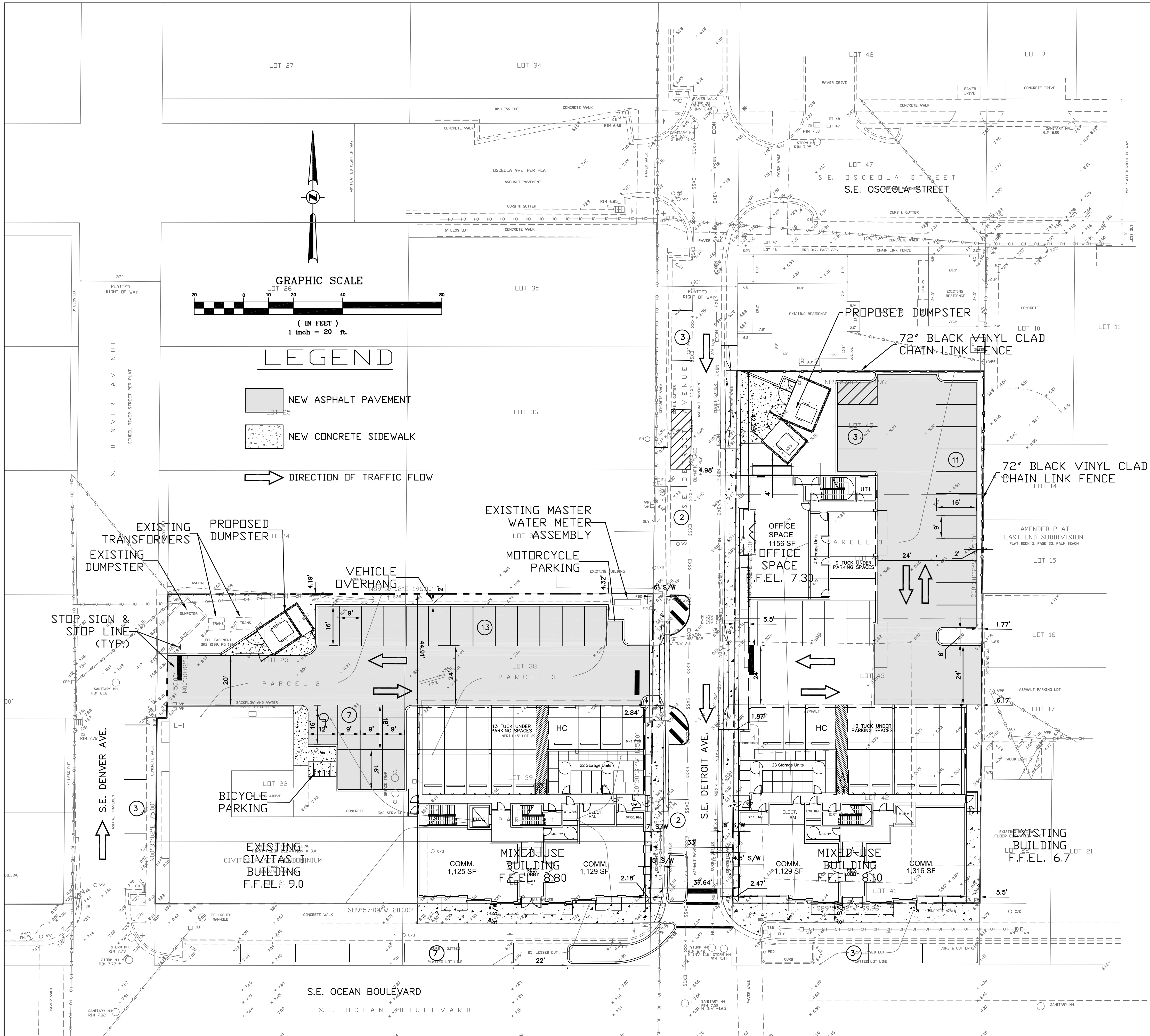
I HEREBY CERTIFY THAT THIS SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND CONFORMS TO THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 55-17.050-052, FLORIDA ADMINISTRATIVE CODE. THERE ARE NO VISIBLE ABOVE GROUND ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

FOR THE FIRM, BY:

RICHARD H. SMITH
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NUMBER 5239

09/01/21	RHS	N/A	ADD PARCEL AREAS
06/30/21	RHS	N/A	REVISE BOUNDARY TO EXCLUDE LOT 46 - UPDATE FLOOD ZONES
02/15/20	RHS	N/A	REVISE BOUNDARY TO INCLUDE CIVITAS PHASE 1
08/10/19	RHS	18-49	BOUNDARY AND TOPOGRAPHIC SURVEY
REVISIONS			
BOUNDARY AND TOPOGRAPHIC STUART COURTHOUSE SITE			
RICHARD H. SMITH, INC. SURVEYING AND MAPPING FLORIDA LICENSE NUMBER LB 7667 rsmithsurvey@gmail.com 4902 FOREST DALE DRIVE LAKE WORTH, FL 33449 (561) 536-8191			6000-1 PROJECT NUMBER 6000 SHEET 1 OF 1

Drawing path: C:\Users\pawq\Documents\PROJECTS\2019\Stuart Courthouse\NEW Layout\Current\Site Plan.dwg
Layout Name: Site Plan
Plotted on: Mar 17, 2022 - 2:30pm
Plotted by: pawq



Vicinity Map

SITE DATA

COURTHOUSE ANNEX AREA:	40,844 SQ. FT. = 0.938 ACS.
CIVITAS 1 AREA:	5,445 SQ. FT. = 0.125 ACS.
TOTAL PROJECT AREA:	46,289 SQ. FT. = 1.063 ACS.
NON-RESIDENTIAL:	15,521 SQ. FT.
EXISTING CIVITAS 1 BUILDING	9,666 SQ. FT. COMMERCIAL
PROPOSED MIX-USE BUILDINGS:	5,855 SQ. FT. OFFICE
RESIDENTIAL:	57 UNITS
EXISTING CIVITAS 1 BUILDING:	5 UNITS
PROPOSED MIX-USE BUILDINGS:	52 UNITS
DENSITY:	29.7 UNITS/ACRE (31.5/1.06) (46 UNITS X 0.50 = 23 UNITS) 10 UNITS X 0.75 = 7.5 UNITS 1 UNIT X 1.00 = 1 UNIT
TOTAL PROJECT AREA:	46,289 SQ. FT. = 100.0%
BUILDING AREA:	24,617 SQ. FT. = 53.2%
IMPERVIOUS AREA:	17,369 SQ. FT. = 37.5%
PERVIOUS AREA:	4,303 SQ. FT. = 9.3%
LOT COVERAGE OF STRUCTURES:	53.2%
FLOOR AREA:	89,293 SQ. FT.
MIXED USE BUILDINGS:	74,126 SQ. FT.
CIVITAS 1 BUILDING:	15,167 SQ. FT.
FLOOR AREA RATIO:	1.93

FUTURE LAND USE DESIGNATION:	DOWNTOWN REDEVELOPMENT
EXISTING ZONING:	UC-URBAN CENTER
PROPOSED ZONING:	UPUD-URBAN PUD
EXISTING USE:	MIXED-USE & VACANT LAND
PROPOSED USE:	MIXED-USE
PARKING PROVIDED:	89 33 STANDARD SPACES IN MIXED-USE BLDGS. 2 HC SPACES IN MIXED USE BLDGS. 33 STANDARD SPACES IN ON-SITE LOTS 1 HC SPACES IN ON-SITE LOTS 20 SPACES ON-STREET

REQUIRED PARKING:	90 SEE SHARED PARKING CALCULATIONS (BELOW)
-------------------	--

Use	Unit/Sq.Ft.	Ratio	Required	Weekly	9a-6p	Weekly	9a-6p	Weekly	9p-12a	Weekly	9p-12a	Weekly	9p-12a	Weekly	9p-12a
Bedroom	40	1.25	11.2												
Bedroom	8	1.40	11.2												
Total New	52	1.27	66.2	45%	30	75%	50	95%	63	75%	50	100%	66	100%	66
Residential	52	1.27	66.2	100%	17	40%	7	10%	2	10%	2	5%	1	5%	1
New Office	5,855	1/100	58.55												
Existing (Civitas 1)			199.9												

Notes:
1. By agreement 23 spaces are provided for Civitas 1 at all times of day.
2. Office area is for Courthouse Annex.

URBAN CODE REQUIREMENTS

	PROVIDED	REQUIRED
MINIMUM FRONT SETBACK (SE Ocean):	0'	0'
MINIMUM SIDE SETBACK (SE Detroit):	2'	0'
MINIMUM REAR SETBACK:	42'	0'
MAXIMUM BUILDING HEIGHT:	45'	45'
MAXIMUM BUILDING STORIES:	3-4	4
MAXIMUM FLOOR AREA RATIO:	1.93	N/A
OPEN SPACE:	9.3%	N/A
MAXIMUM DENSITY (du/ac):	29.7	30

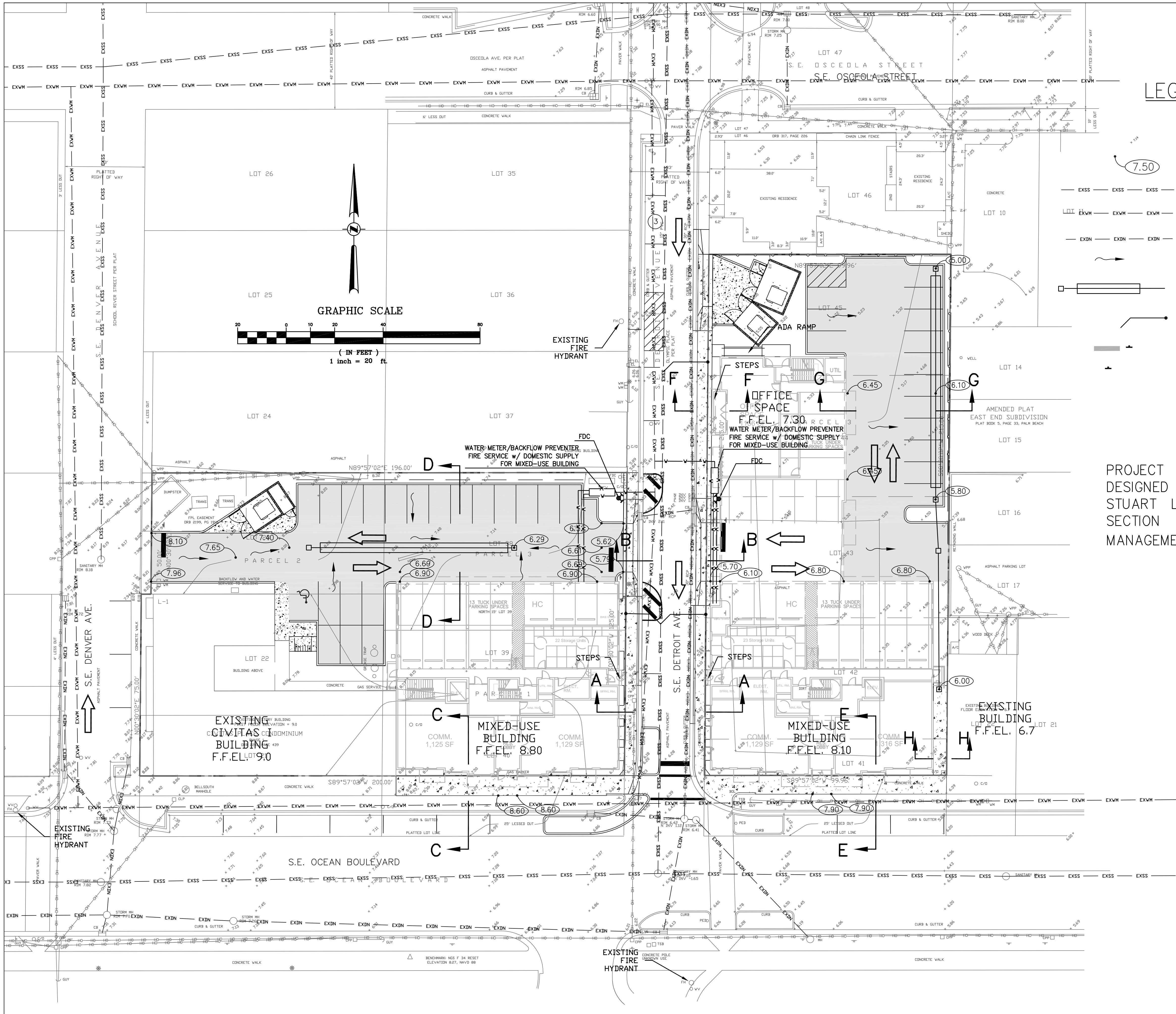
Peter Wayne Aquart, State of Florida, Professional Engineer, License No. 34176

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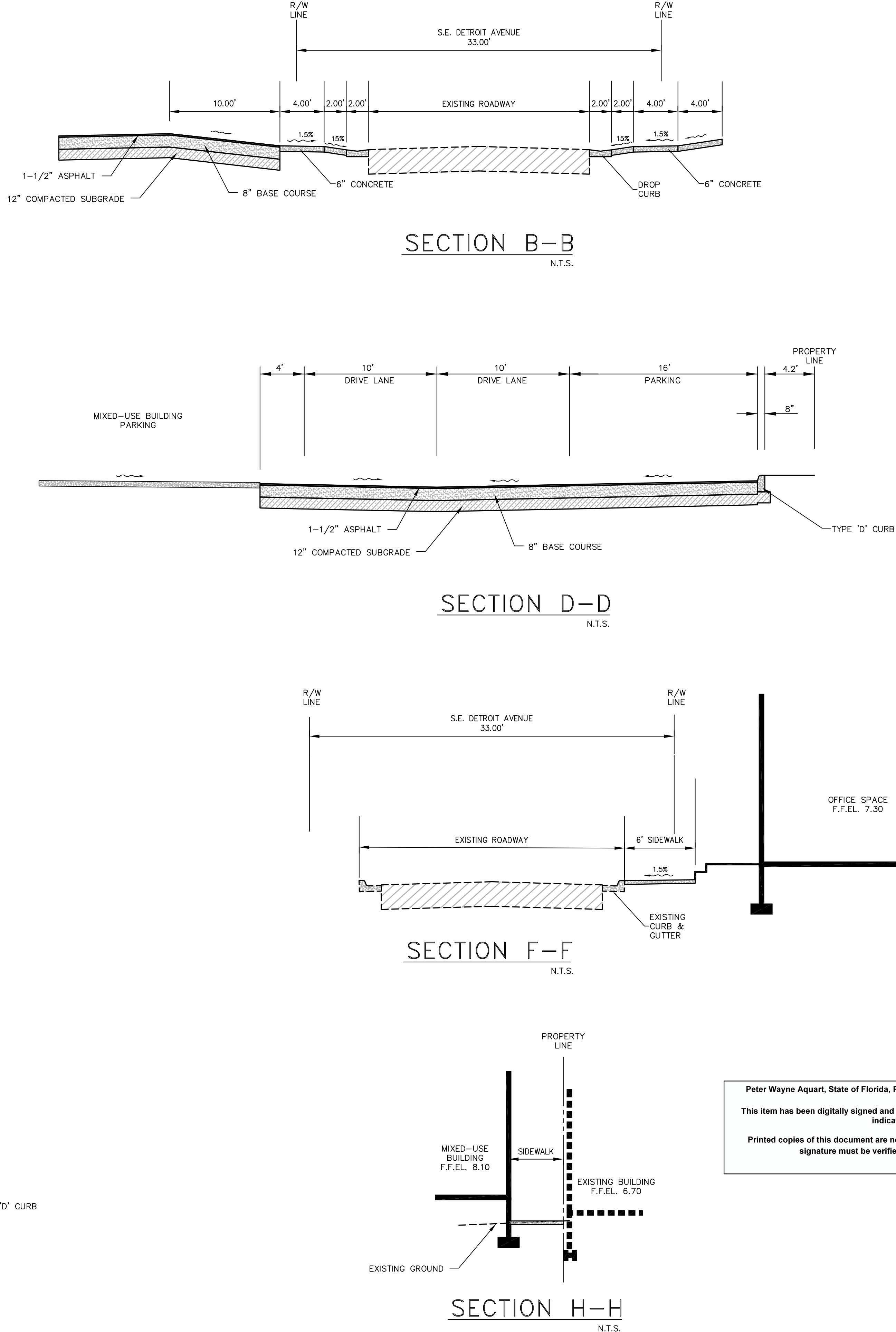
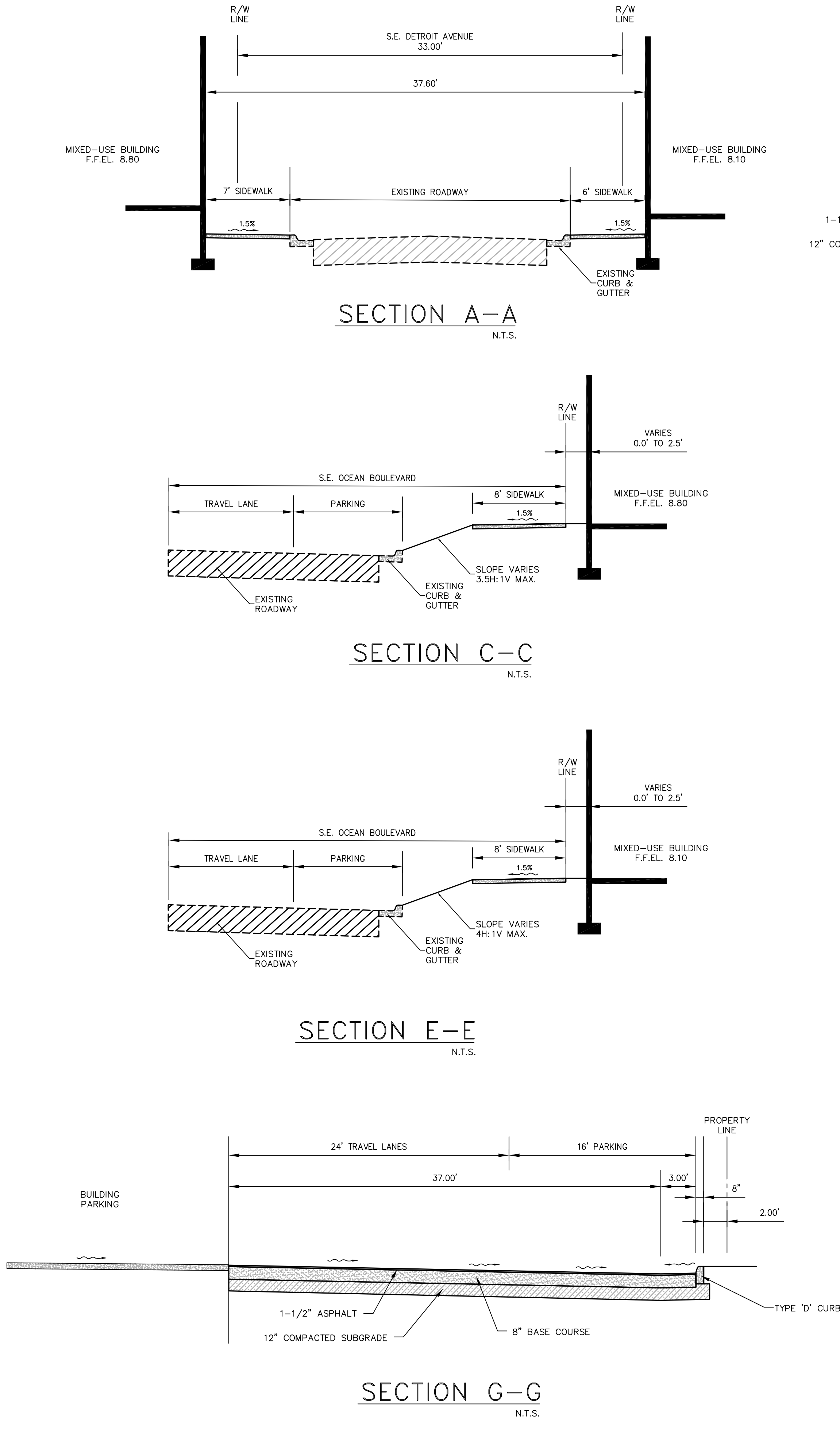
- EXISTING ELEVATION
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- EXISTING SANITARY SEWER MAIN
- EXISTING WATER MAIN
- EXISTING DRAINAGE
- PROPOSED DIRECTION OF SURFACE WATER FLOW
- PROPOSED CATCH BASIN, PIPE & EXFILTRATION TRENCH
- PROPOSED SEWER SERVICE
- PROPOSED STOP SIGN AND STOP BAR
- PROPOSED TRAFFIC CONTROL SIGN

PROJECT DRAINAGE SYSTEM WILL BE DESIGNED IN ACCORDANCE WITH CITY OF STUART LAND DEVELOPMENT CODE – SECTION 6.03.00 – STORMWATER MANAGEMENT

Peter Wayne Aquart, State of Florida, Professional Engineer, License No. 34176
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APPROVED BY: PWA		DATE: 02/02/2020
DESCRIPTION:		
3. REV. PER CITY COMMENTS		
2. REV. PER REVISED SITE PLAN		
1. PER CITY REVIEW COMMENTS		
PETER WAYNE AQUART, P.E.		
CONSULTING CIVIL ENGINEER		
14032 SW 48TH STREET, MIAMI, FL 33175		
TEL: (561) 379-2879 E-MAIL: PAQUART@AOL.COM		
FLORIDA LICENSED PROFESSIONAL ENGINEER No. 34176		
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CITY OF STUART		
FLORIDA		
PREPARED FOR:		
STUART COURTHOUSE, LLC		
PRELIMINARY ENGINEERING PLAN		
NOT VALID UNLESS IT BEARS AN ORIGINAL SIGNATURE AND SEAL		
February 02, 2022		
Peter Wayne Aquart		
Florida P.E. No. 34176		
PROJECT NO.		
103		
PE-1		
SHEET 1 OF 2		

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PETER WAYNE AQUART, P.E. CONSULTING CIVIL ENGINEER 14032 SW 45TH STREET, MIAMI, FL 33175 TEL: (561) 279-2879 E-MAIL: PAQUART@PWA.COM FLORIDA LICENSED PROFESSIONAL ENGINEER No. 34176	
THE ELIZABETH CITY OF STUART PREPARED FOR: STUART COURTHOUSE, LLC TYPICAL SECTIONS	
NOT VALID UNLESS IT BEARS AN ORIGINAL SIGNATURE AND SEAL	
February 02, 2022 Peter Wayne Aquart Florida P.E. No. 34176	
PROJECT NO. 103	
SEC SHEET 2 OF 2	

LANDSCAPE DATA

FUTURE LAND USE DESIGNATION DOWNTOWN REDEVELOPMENT
EXISTING ZONING UC-URBAN CENTER
PROPOSED ZONING UPUD-URBAN PUD

TOTAL PROJECT AREA 46,289 SF
1.063 AC

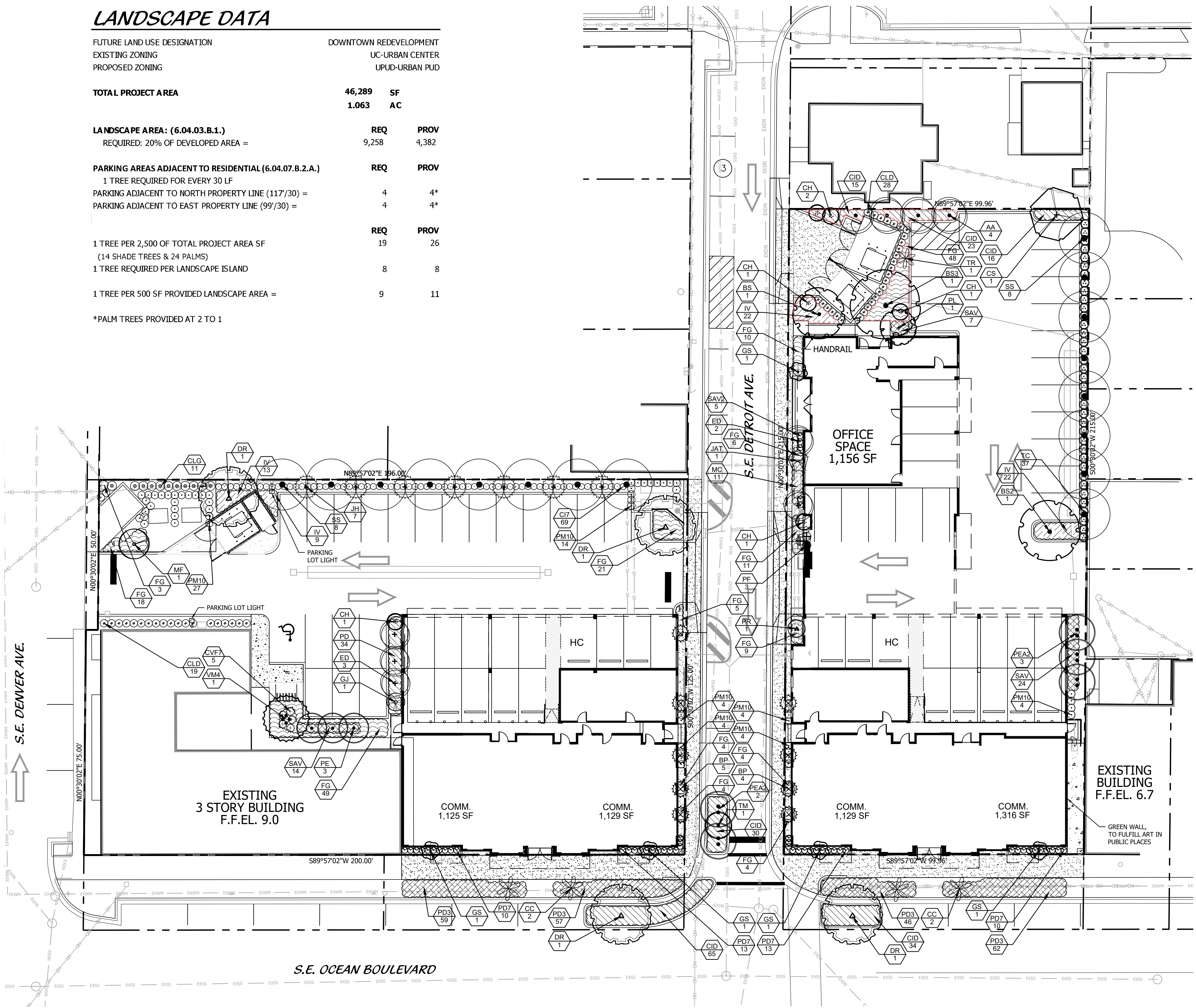
LANDSCAPE AREA: (6.04.03.B.1.) REQ PROV
REQUIRED: 20% OF DEVELOPED AREA = 9,258 4,382

PARKING AREAS ADJACENT TO RESIDENTIAL (6.04.07.B.2.A.) REQ PROV
1 TREE REQUIRED FOR EVERY 30 LF
PARKING ADJACENT TO NORTH PROPERTY LINE (117/30) = 4 4*
PARKING ADJACENT TO EAST PROPERTY LINE (99/30) = 4 4*

REQ PROV
1 TREE PER 2,500 OF TOTAL PROJECT AREA SF 19 26
(14 SHADE TREES & 24 PALMS)
1 TREE REQUIRED PER LANDSCAPE ISLAND 8 8

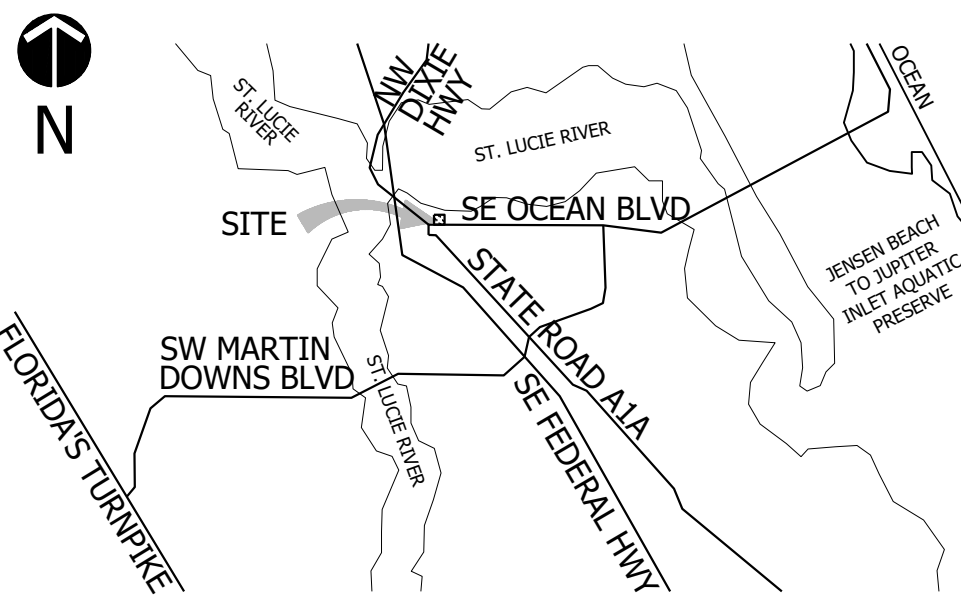
1 TREE PER 500 SF PROVIDED LANDSCAPE AREA = 9 11

*PALM TREES PROVIDED AT 2 TO 1

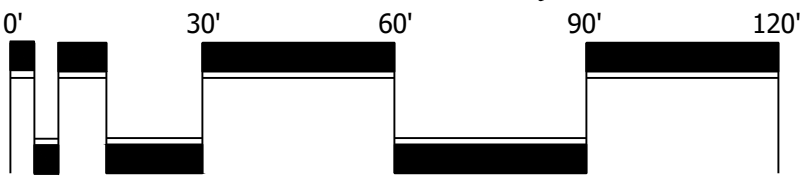


NOTE:
CONTRACTOR TO EXCAVATE ALL PLANTING AREAS 36" AND REPLACE WITH CLEAN PLANTING SOIL MIXTURE. SAMPLES TO BE PROVIDED TO LANDSCAPE ARCHITECT PRIOR TO IMPLEMENTATION. LANDSCAPE ARCHITECT TO INSPECT ALL PLANTING BEDS PRIOR TO INSTALLATION OF TREES AND SHRUBS, TO CONFIRM SOIL HAS BEEN APPROPRIATELY EXCAVATED AND REPLACED.

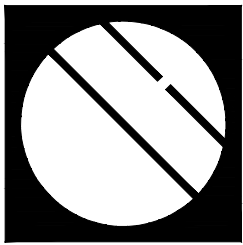
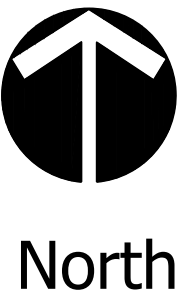
LOCATION MAP



Landscape Plan



Scale: 1" = 30'-0"



Cotleur & Hearing

Landscape Architects
Land Planners
Environmental Consultants

1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 Fax 747.1377
www.cotleurhearing.com
Lic# LC-26000535

The Elizabeth
STUART COURTHOUSE, LLC
City of Stuart, Florida

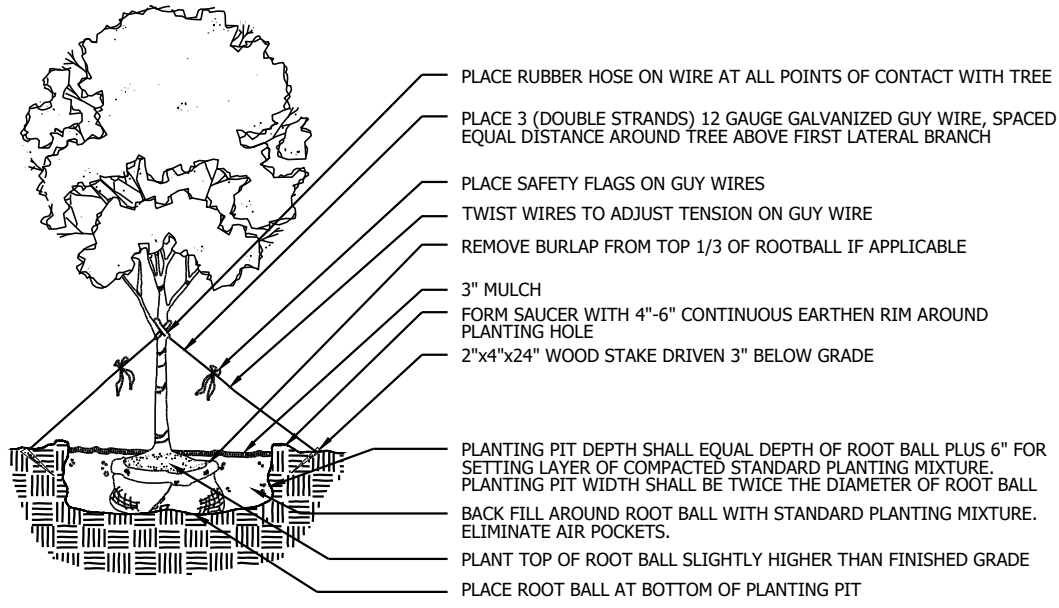


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DRAWN JAE
APPROVED DEH
JOB NUMBER 21-0707
DATE 08-03-21
REVISIONS 09-07-21
11-01-22
02-02-22

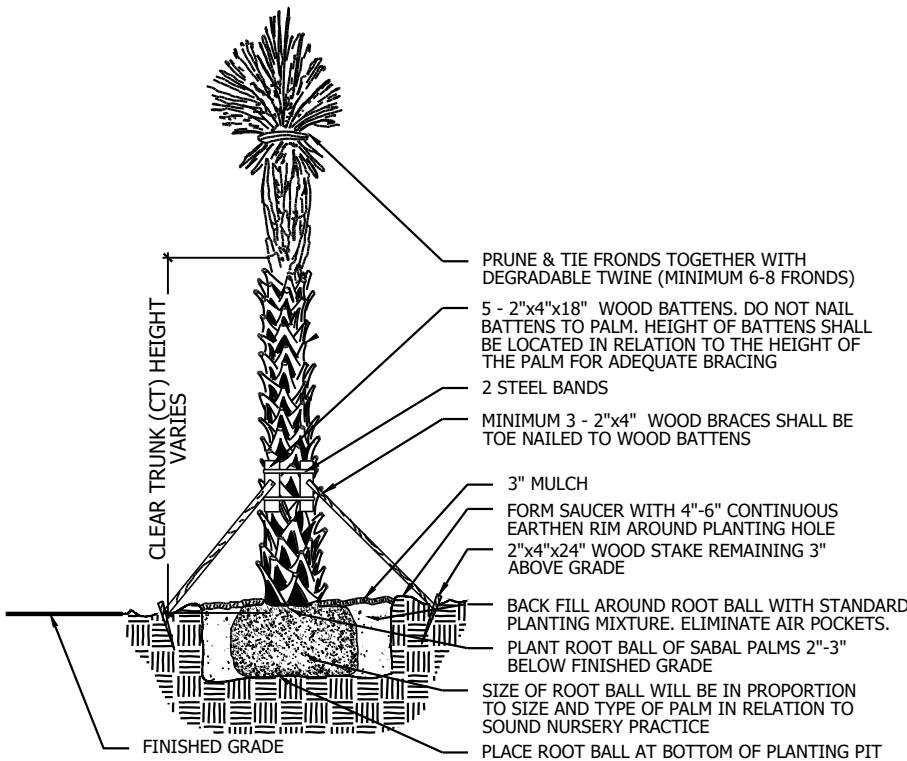
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Drawing: 21-0707_LP.DWG

SHEET 1 OF 2
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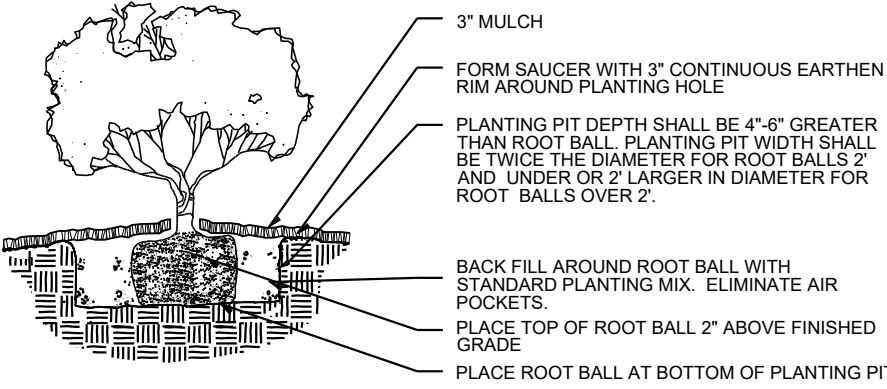
PLANTING DETAILS



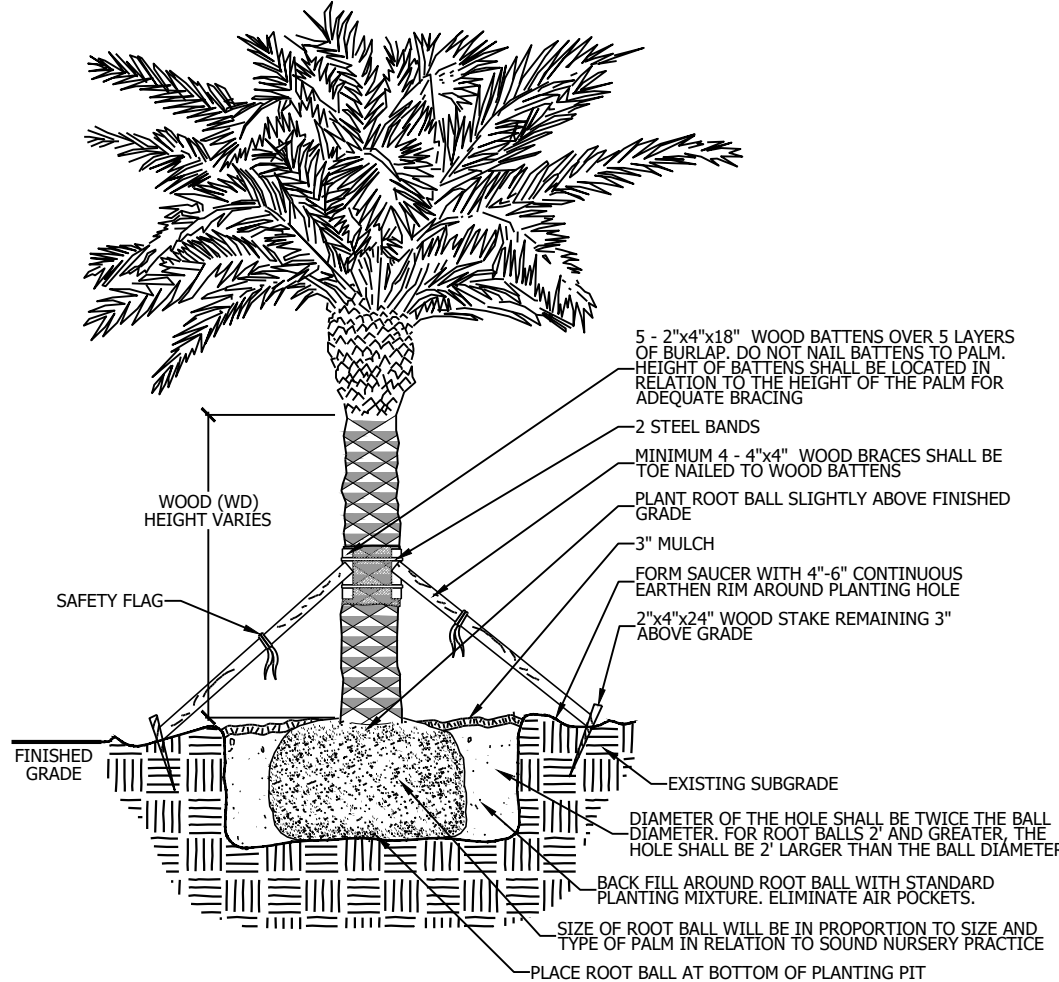
LARGE TREE PLANTING DETAIL



PALM PLANTING DETAIL

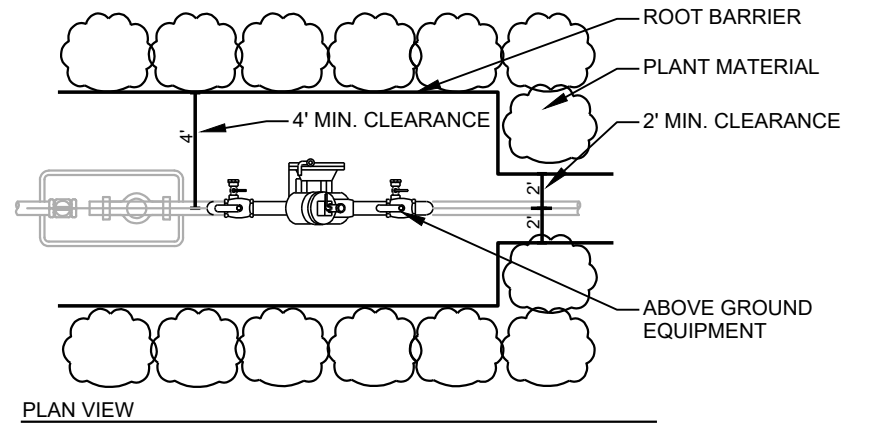


SHRUB/GROUNDCOVER PLANTING DETAIL



LARGE PALM PLANTING DETAIL

MEDJOL, CANARY ISLAND, SYLVESTER DATE PALM, ETC.



ABOVE GROUND BACKFLOW PLANTING DETAILS

LANDSCAPE NOTES

ALL PLANT MATERIAL SHALL BE FLORIDA NUMBER 1 OR BETTER AS DEFINED BY THE DIVISION OF PLANT INDUSTRY GRADES AND STANDARDS LATEST EDITION.

THE LANDSCAPE CONTRACTOR SHALL NOT MAKE ANY SUBSTITUTIONS OR CHANGES WITHOUT THE AUTHORIZATION OF THE VILLAGE OF NORTH PALM BEACH, THE OWNER AND THE LANDSCAPE ARCHITECT.

THE LANDSCAPE CONTRACTOR SHALL REVIEW THE PROJECT DRAINAGE AND UTILITY PLANS PRIOR TO CONSTRUCTION AND AVOID ALL CONFLICTS. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WORK.

LANDSCAPING PLACEMENT, WITH CONSIDERATION OF MATURATION, SHOULD NOT OBSTRUCT LIGHTING FIXTURES, THE VIEW THROUGH WINDOWS, OR BUILDING ADDRESSES.

LANDSCAPING OF THE LOWER CANOPY TREES SHOULD BE TRIMMED UP TO A MIN. HEIGHT OF 6'-0" THROUGH MATURATION TO INCREASE NATURAL SURVEILLANCE.

LANDSCAPING OF SHRUBBERY SHOULD BE TRIMMED TO A MAX. HEIGHT OF 36" AND MAINTAINED THROUGH MATURATION TO INCREASE NATURAL SURVEILLANCE.

ALL LANDSCAPE SHALL CONFORM TO THE REQUIREMENTS OF THE VILLAGE OF NORTH PALM BEACH LAND DEVELOPMENT REGULATIONS.

ALL ABOVE GROUND UTILITIES I.E. TRANSFORMERS, SWITCH BOXES, AC CONDENSERS AND ALIVE SHALL BE FULLY SCREENED FROM VIEW ON THREE SIDES WITH LANDSCAPING (EXCLUDING ANTENNAS). THE LANDSCAPING SHALL EXTEND ONE FOOT HIGHER THAN THE TALLEST POINT OF SAID EQUIPMENT AT TIME OF PLANTING.

ALL TREES SHALL BE LOCATED WITHIN A MULCH PLANTING BED WITH A MINIMUM OF TWO (2) FEET OF CLEARANCE TO THE EDGE OF THE BED.

ALL SOD WITHIN NEW LANDSCAPE AREAS SHALL BE STENOATAPHRUM SECUNDATUM 'FLORATAM' (ST. AUGUSTINE SOD).

TREES WITHIN PLANTING ISLANDS LESS THAN FIVE (5) FEET IN WIDTH SHALL BE LOCATED TO AVOID CONFLICTS WITH THE OVERHANG OF VEHICLES.

TREES AT ENTRANCE WAYS AND WITHIN SIGHT TRIANGLES SHALL BE TRIMMED IN SUCH A FASHION TO MINIMIZE SITE VISIBILITY CONFLICTS. CLEAR VISIBILITY SHALL BE MAINTAINED BETWEEN 30 INCHES AND 7 FEET.

PLANTING ISLANDS WITHIN AND ADJACENT TO PARKING AREAS SHALL BE FREE OF LIME ROCK AND OTHER FOREIGN MATERIALS TO A DEPTH OF 36". IF NECESSARY, RECYCLED PLANTING SOIL MIXTURE SHOULD BE USED TO REPLACE UNSUITABLE SOIL, WHICH IS EXCAVATED.

ALL AREAS SHALL BE FULLY IRRIGATED IN ACCORDANCE WITH THE REQUIREMENTS OF THE VILLAGE OF NORTH PALM BEACH.

THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE 100% OVERLAP COVERAGE TO ALL NEW LANDSCAPE AND SOD AREAS.

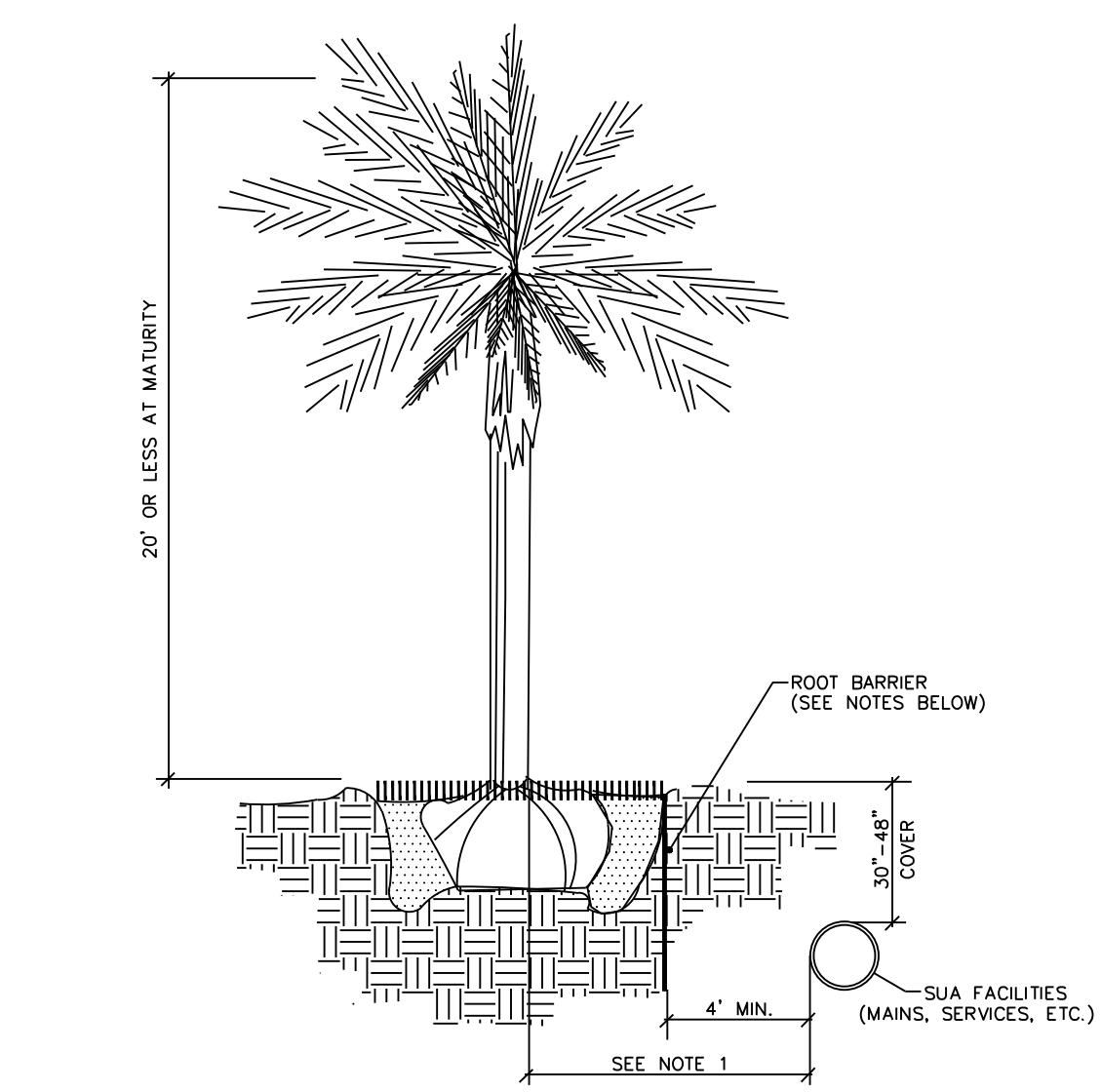
THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A RAIN SENSOR/CUT OFF SWITCH IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS.

THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS FOR HIS/HER WORK.

ALL EXOTIC AND NUISANCE VEGETATION SHALL BE REMOVED FROM ON SITE.

ALL TREES AND LANDSCAPING WILL BE FIELD LOCATED TO AVOID CONFLICT WITH THE EXISTING UTILITY, LIGHT POLES AND DRAINAGE LINES.

ROOT BARRIER DETAILS



NOTES: (PLEASE REFER TO WRITTEN SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS)

1. THIS DISTANCE SHALL BE 7" MINIMUM WITH ROOT BARRIER AND 10" MINIMUM IF NO ROOT BARRIER IS USED.
2. ALL ROOT BARRIERS SHALL BE 4" MINIMUM FROM ALL SEACOAST FACILITIES.
3. THE INSTALLATION OF ROOT BARRIERS SHALL BE COORDINATED WITH SEACOAST AND INSPECTED BY SEACOAST PRIOR TO BACKFILLING. ALL ROOT BARRIERS SHALL EXTEND UP TO FINISHED GRADE.
4. ROOT BARRIERS SHALL BE MINIMUM 36" DEEP. APPROVED PRODUCTS INCLUDE "DEEP ROOT" AND "ROOT SOLUTIONS".
5. ALL ROOT BARRIERS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS.

Typical Shrub, Small Tree or Palm Tree with Root Barrier

AUGUST 26, 2020 (Rev C-16)

LANDSCAPE SPECIFICATIONS

1. GENERAL LANDSCAPE REQUIREMENTS

LANDSCAPE CONTRACT WORK INCLUDES, BUT IS NOT LIMITED TO, SOIL PREPARATION, FINE OR FINISH GRADING, FURNISHING AND INSTALLING PLANT MATERIAL, WATERING, STAKING, GUYING AND MULCHING.

PLANT SIZE AND QUALITY

TREES, PALMS, SHRUBS, GROUNDCOVERS: PLANT SPECIES AND SIZES SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO STANDARD PLANT NAMES, 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS PARTS I & II, LATEST EDITION PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, UNLESS SPECIFIED OTHERWISE. ALL PLANTS SHALL BE FLORIDA GRADE NUMBER 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY.

ALL CONTAINER GROWN PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS OF GOOD QUALITY AND BE IN A HEALTHY GROWING CONDITION.

AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER.

STANDARD PLANTING MIXTURE SHALL BE ONE (1) PART RECYCLED ORGANIC MATERIAL ADDED TO THREE (3) PARTS EXISTING NATIVE SOIL.

REPLACEMENT SOIL SHALL BE USED AS SPECIFIED TO REPLACE EXISTING SOILS THAT ARE DETERMINED BY THE LANDSCAPE ARCHITECT TO BE UNSUITABLE FOR PLANTING, I.E. ROAD BASE, PAVEMENT, ETC. REPLACEMENT SOIL MIX SHALL CONTAIN 60% SAND AND 40% MUCK. SAND SHALL BE 100% CLEAN NATIVE SAND SCREENED TO 1/4" AND MUCK SHALL BE 100% CLEAN ORGANIC NATIVE MUCK SCREENED TO 1/2". ALL SOIL SHALL BE MIXED PRIOR TO DELIVERY ON SITE.

MULCH SHALL BE SHREDDED MELALEUCA, EUCALYPTUS OR GRADE "A" RECYCLED. ALL MULCH IS TO BE APPLIED TO A DEPTH OF 3", EXCEPT AS OTHERWISE NOTED.

FERTILIZER IN BACKFILL MIXTURE FOR ALL PLANTS SHALL CONSIST OF MILORGANITE ACTIVATED SLUDGE MIXED WITH THE BACKFILL AT A RATE OF NOT LESS THAN 50 LBS. PER CUBIC YARD.

FERTILIZER FOR TREES AND SHRUBS MAY BE TABLET FORM OR GRANULAR. GRANULAR FERTILIZER SHALL BE UNIFORM IN COMPOSITION, FULL AND FREE-FLOWING. THIS FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED BAGS, EACH BEARING THE MANUFACTURER'S STATEMENT OF ANALYSIS, AND SHALL MEET THE FOLLOWING REQUIREMENTS: 16% NITROGEN, 7% PHOSPHORUS, 12% POTASSIUM, PLUS IRON. TABLET FERTILIZER (AGRIFORM OR EQUAL) IN 21 GRAM SIZE SHALL MEET THE FOLLOWING REQUIREMENTS: 20% NITROGEN, 10% PHOSPHORUS AND 5% POTASSIUM.

FERTILIZER WILL BE APPLIED AT THE FOLLOWING RATES:

PLANT SIZE 16"-12" AGRIFORM TABLETS (21 GRAM)

1 GAL. 1 1/4 LB. 3

1 GAL. 1 1/2 LB. 3

7-15 GAL. 1 1/2 LB. 3

16"-4" CALIPER 2 LBS./1" CALIPER 2 PER 1" CALIPER

6" AND LARGER 3 LBS./1" CALIPER 2 PER 1" CALIPER

"FLORIDA EAST COAST PALM SPECIAL" SHALL BE APPLIED TO ALL PALMS AT INSTALLATION AT A RATE OF 1/2 LB. PER INCH OF TRUNK UNLESS OTHERWISE SPECIFIED.

FIELD GROWN TREES AND PALMS PREVIOUSLY ROOT PRUNED SHALL OBTAIN A ROOT BALL WITH SUFFICIENT ROOTS FOR CONTINUED GROWTH WITHOUT RESULTING SHOCK.

CONTRACTOR SHALL NOT MARK OR SCAR TRUNK IN ANY FASHION.

PLANTS SHALL BE WATERED AS NECESSARY OR WITHIN 24 HOURS AFTER NOTIFICATION BY THE LANDSCAPE ARCHITECT.

THE LOCATIONS OF PLANTS, AS SHOWN IN THESE PLANS, ARE APPROXIMATE. THE FINAL LOCATIONS MAY BE ADJUSTED TO ACCOMMODATE UNFORESEEN FIELD CONDITIONS. MAJOR ADJUSTMENTS TO THE LAYOUT ARE TO BE APPROVED BY THE LANDSCAPE ARCHITECT.

ALL PLASTIC FABRIC SHALL BE REMOVED FROM PLANT MATERIAL AT TIME OF INSTALLATION.

ALL TREES MUST BE STAKED AS SHOWN ON THE PLANTING DETAILS WITHIN 24 HOURS OF PLANTING. STAKES TO REMAIN FOR A MINIMUM OF 9 MONTHS, BUT NO LONGER THAN 18 MONTHS. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AND REMOVAL OF THE STAKES.

ALL TREES MUST BE PRUNED AS PER LANDSCAPE ARCHITECT'S DIRECTION. SABAL PALMS MAY BE HURRICANE CUT. ALL SHRUBS, TREES AND GROUND COVER WILL HAVE IMPROVED SOIL AS PER PLANTING SOIL NOTES. THE SOILS SHALL BE PLACED IN THE HOLE DURING PLANTING. TOP DRESSING ONLY IS NOT ACCEPTABLE.

DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING. ALL TREES SHALL BE SPIKED IN UTILIZING WATER AND A TREE BAR.

THE LANDSCAPE CONTRACTOR SHALL WATER, MULCH, WEED, PRUNE, AND OTHERWISE MAINTAIN ALL PLANTS, INCLUDING SOD, UPON COMPLETION OF CONTRACT OR ACCEPTANCE BY LANDSCAPE ARCHITECT, UNTIL THE TIME OF CONDITIONAL ACCEPTANCE, THE SIX (6) MONTH PERIOD SHALL COMMENCE. ANY MATERIALS WHICH HAVE DIED OR DECLINED TO THE POINT WHERE THEY NO LONGER MEET FLORIDA #1 CONDITION DURING THIS PERIOD SHALL BE PROMPTLY REPLACED WITH SPECIMENS THAT MEET THE MINIMUM REQUIREMENTS CALLED FOR ON THE DRAWINGS. THE LANDSCAPE CONTRACTOR SHALL NOT BE HELD RESPONSIBLE FOR THE DEATH OR DAMAGE RESULTING FROM ACTS OF GOD SUCH AS LIGHTNING, VANDALISM, AND AUTOMOBILES OR FROM NEGLIGENCE BY THE OWNER. CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING AND OTHERWISE MAINTAINING PLANTS UP TO THE CONDITIONAL ACCEPTANCE PERIOD, UNLESS A WRITTEN AGREEMENT WITH THE LANDSCAPE ARCHITECT PROVIDES FOR A DIFFERENT ARRANGEMENT.

UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND REQUEST A FINAL INSPECTION. ANY ITEMS THAT ARE JUDGED INCOMPLETE OR UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE SHALL BE CORRECTED BY THE LANDSCAPE CONTRACTOR WITHIN 14 DAYS.

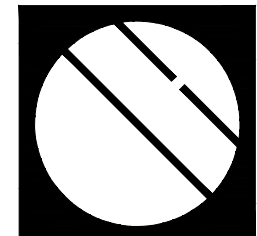
ALL LABOR AND MATERIAL FOR SOIL AMENDMENTS AND FERTILIZER THAT IS REQUIRED TO INSURE THE SUCCESSFUL ESTABLISHMENT AND SURVIVAL OF THE PROPOSED VEGETATION, AS WELL AS ALL THE COST FOR THE REMOVAL OF UNSUITABLE OR EXCESS BACKFILL MATERIAL, SHALL BE INCLUDED IN THE CONTRACTOR'S BID TO PERFORM THE WORK REPRESENTED IN THIS PLAN SET.

48 HOURS BEFORE DIGGING
CALL TOLL FREE

811

SUNSHINE STATE ONE CALL
OF FLORIDA, INC.

LANDSCAPE DETAILS



Cotleur & Hearing

Landscape Architects
Land Planners
Environmental Consultants

1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 Fax 747.1377
www.cotleurhearing.com

Lic# LC-26000535

The Elizabeth
STUART COURTHOUSE, LLC
City of Stuart, Florida

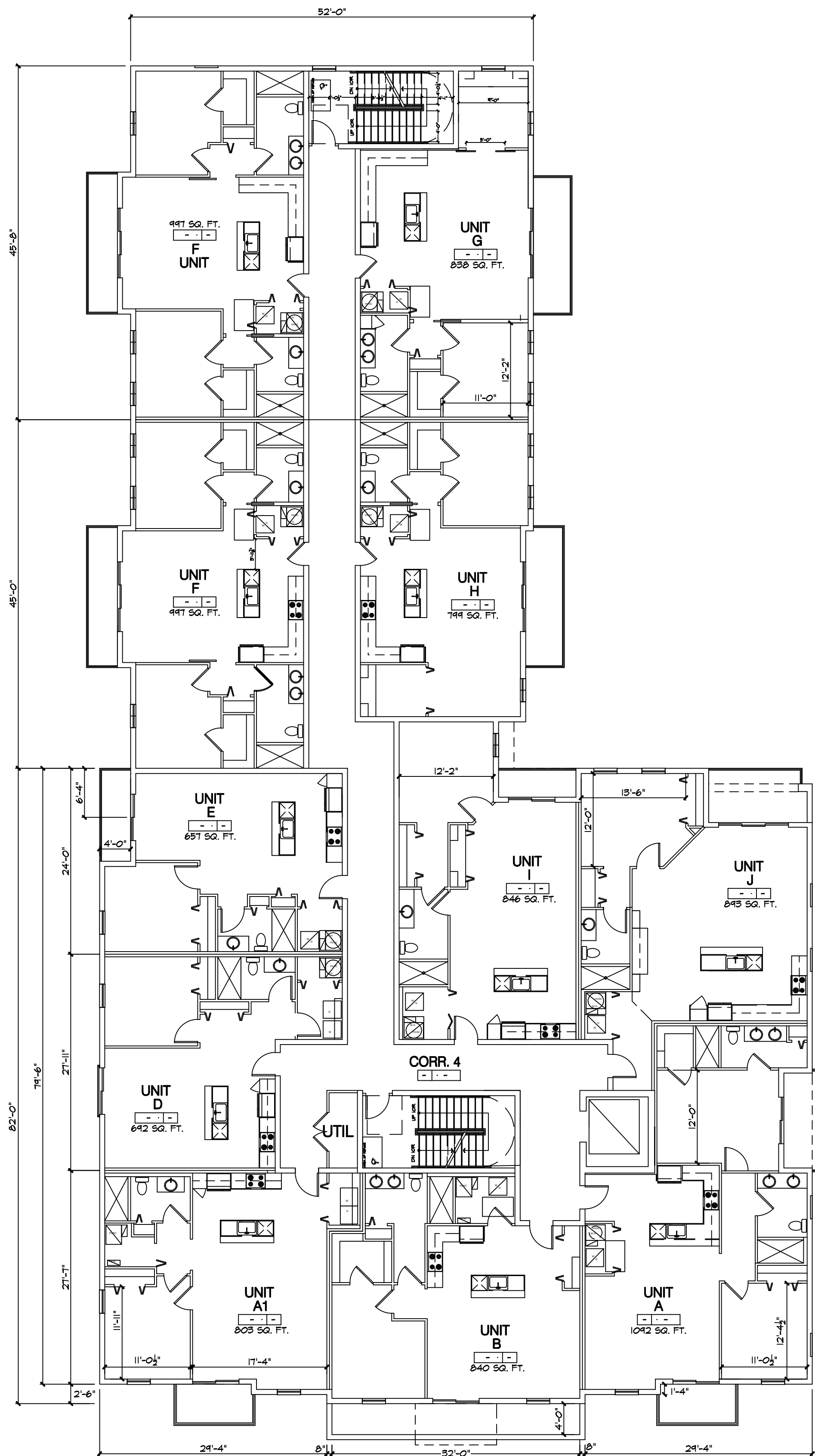


DESIGNED	DEH
DRAWN	JAE
APPROVED	DEH
JOB NUMBER	21-0707
DATE	08-03-21
REVISIONS	09-07-21
	11-01-22
	02-02-22

February 02, 2022 4:47:10 p.m.
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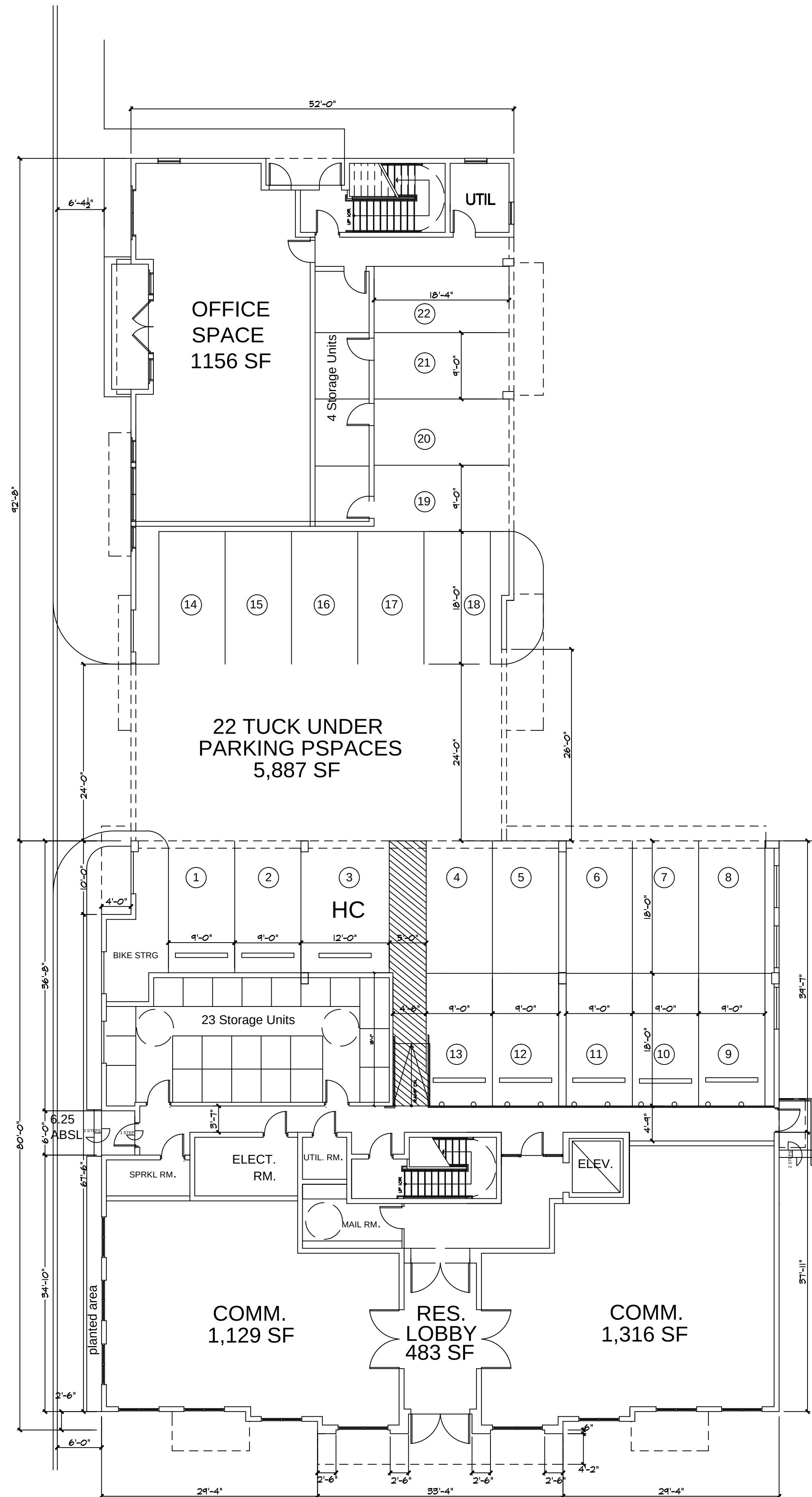
SHEET 2 OF 2

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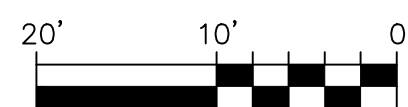
2ND & 3RD FLOOR PLAN [11 UNITS]
SCALE: 1/8" = 1'-0" 11,926 gsf X2= 23,852 gsf

OPTION 10 [12-15-21]



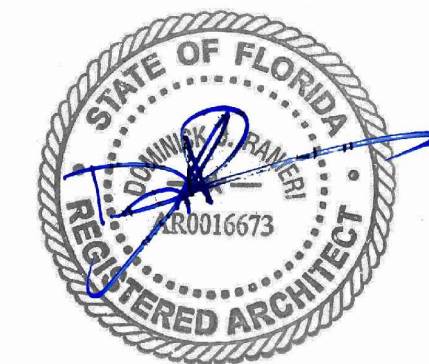
FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0" 11,817 gsf

OPTION 10 [12-15-21]



DOMINICK RANIERI
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PROGRESS SET
DECEMBER 27, 2021

STUART
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LLC.
200 CONGRESS PARK
DRIVE, SUITE 201
DELRAY BEACH, FL
33445
TELE: 516-279-8706

STUART
COURTHOUSE
ANNEX
APARTMENTS
SE OCEAN BLVD. &
DETROIT AVE.
CITY OF STUART,
FLORIDA

EAST BUILDING
FIRST - THIRD
FLOOR PLANS

A1



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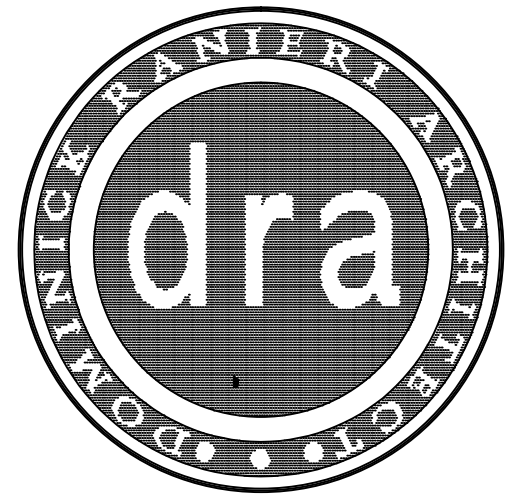


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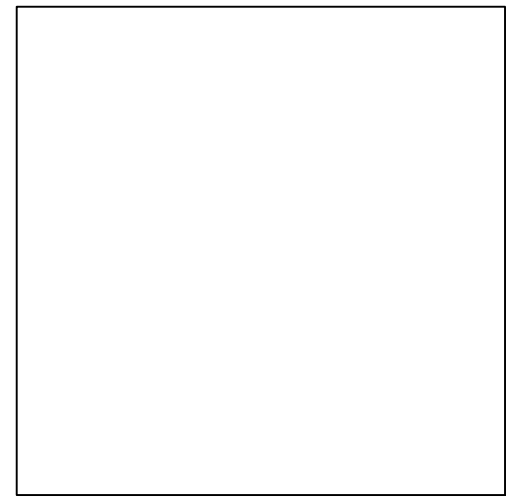
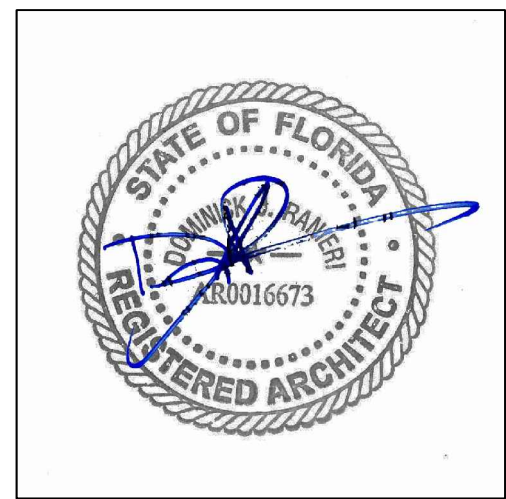


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STUART
COURTHOUSE
ANNEX
APARTMENTS
SE OCEAN BLVD. &
DETROIT AVE.
CITY of STUART,
FLORIDA

EAST BUILDING
FRONT & REAR
ELEVATIONS

A3

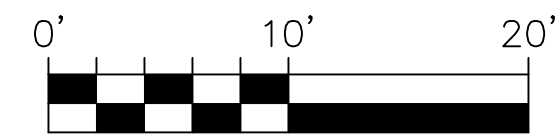
EXTERIOR BUILDING MATERIALS:

- 1 STUCCO : CREAM
- 2 LIMESTONE
- 3 CONCRETE BARREL ROOF TILES
- 4 CONCRETE BALCONY
- 5 42" ALUMINUM RAILINGS : BLACK
- 6 CANVAS AWNING
- 7 ALUMINUM SINGLE HUNG WINDOWS & SLIDING GLASS DOORS : BLACK
- 8 ALUMINUM STOREFRONT WINDOWS & DOORS : BLACK
- 9 BRONZE LIGHT FIXTURES
- 0 CONCRETE FINIAL



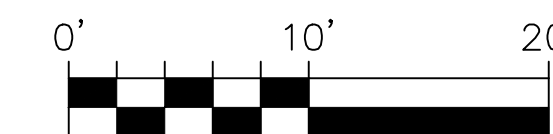
2 REAR ELEVATION
A 3 SCALE : 1/8" = 1'-0"

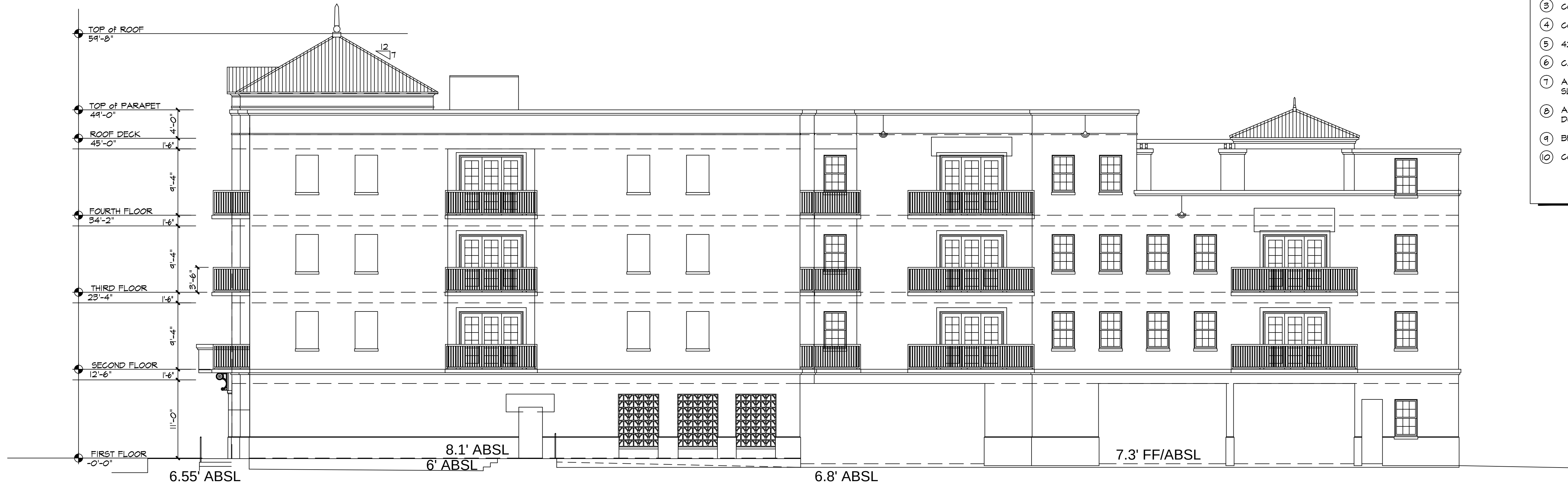
OPTION 10 [12-20-21]



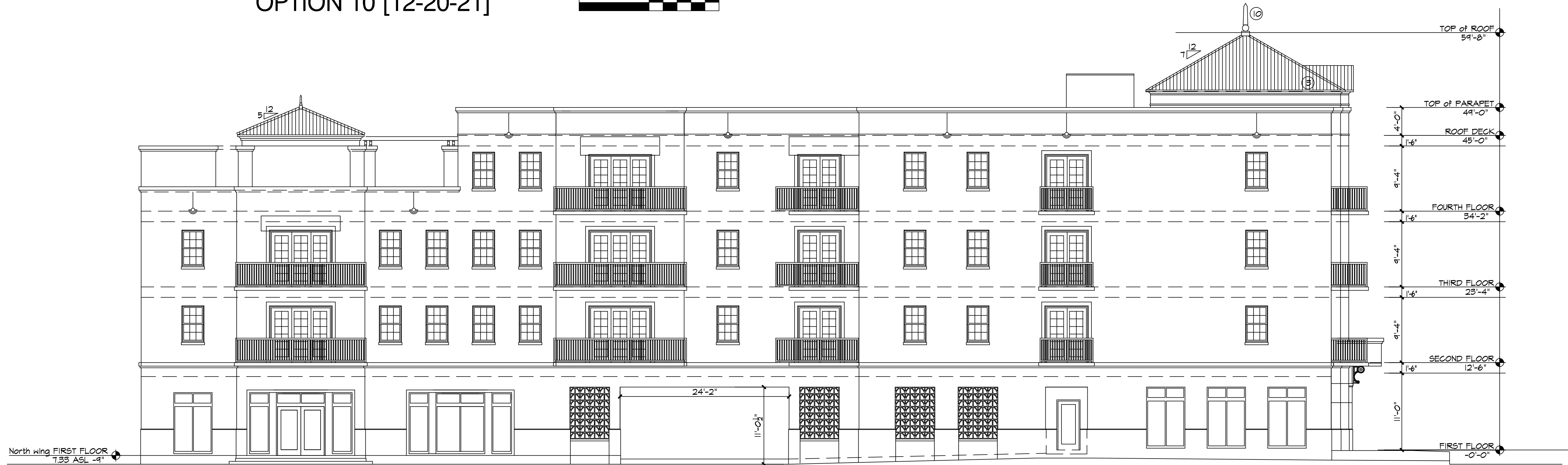
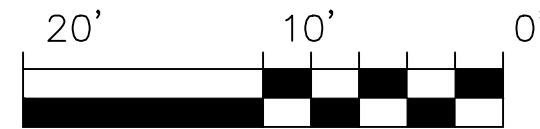
1 FRONT ELEVATION
A 3 SCALE : 1/8" = 1'-0"

OPTION 10 [12-20-21]

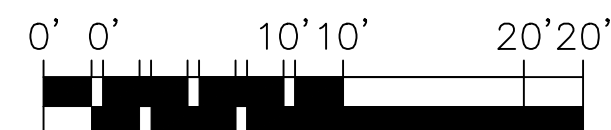




2
A 4
RIGHT SIDE ELEVATION
SCALE : 1/8" = 1'-0"
OPTION 10 [12-20-21]



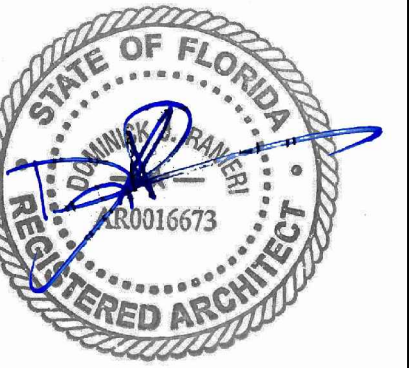
1
A 4
LEFT SIDE ELEVATION
SCALE : 1/8" = 1'-0"
OPTION 10 [12-20-21]



- EXTERIOR BUILDING MATERIALS:
- 1 STUCCO : CREAM
 - 2 LIMESTONE
 - 3 CONCRETE BARREL ROOF TILES
 - 4 CONCRETE BALCONY
 - 5 42" ALUMINUM RAILINGS : BLACK
 - 6 CANVAS AWNING
 - 7 ALUMINUM SINGLE HUNG WINDOWS & SLIDING GLASS DOORS : BLACK
 - 8 ALUMINUM STOREFRONT WINDOWS & DOORS : BLACK
 - 9 BRONZE LIGHT FIXTURES
 - 10 CONCRETE FINIAL



DOMINICK RANIERI
ARCHITECT
301 W. ATLANTIC AVE.
SUITE 06
DELRAY BEACH, FLORIDA 33444
PHONE 518.376.6381
www.drany.com



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REVISIONS		
MARK	DESCRIPTION	DATE
DRN.BY: DR	CHKD.BY: DR	

PROGRESS SET
DECEMBER 27, 2021

STUART
COURTHOUSE,
LLC.
200 CONGRESS PARK
DRIVE, SUITE 201
DELRAY BEACH, FL
33445
TELE: 516-279-8706

STUART
COURTHOUSE
ANNEX
APARTMENTS
SE OCEAN BLVD. &
DETROIT AVE.
CITY OF STUART,
FLORIDA

EAST BUILDING
LEFT & RIGHT
ELEVATIONS

A4



7 DELRAY BEACH, FLORIDA 33444

7 DELRAY BEACH, FLORIDA 33444

PHONE 518.376.6381

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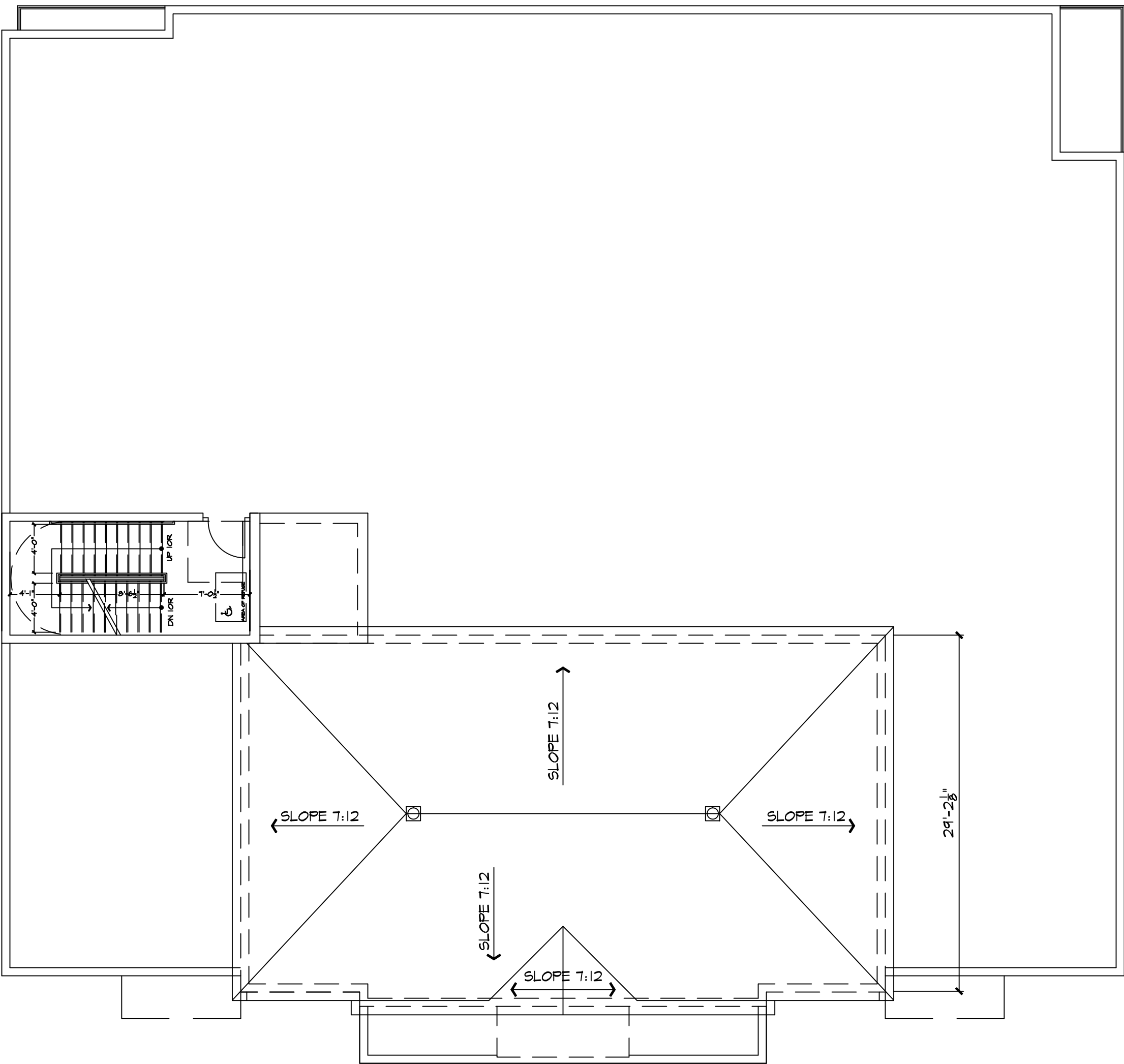
4

3

2

1

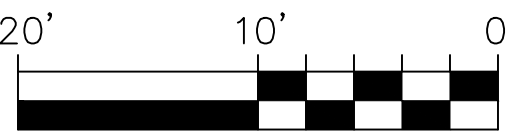




3
A 1

ROOF PLAN

SCALE : 1/8" = 1'-0"

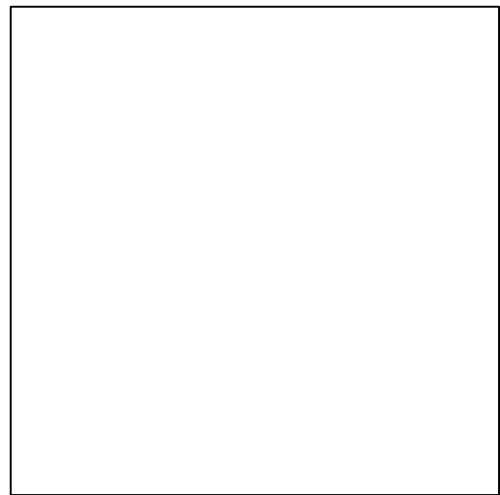


OPTION 10 WEST BUILDING 12-26-21



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ARCHITECT

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DELRAY BEACH, FLORIDA 33444
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REVISIONS		
MARK	DESCRIPTION	DATE
DRN.BY: DR	CHKD.BY: DR	

PROGRESS SET
DECEMBER 27, 2021

STUART
COURTHOUSE,
LLC.
200 CONGRESS PARK
DRIVE, SUITE 201
DELRAY BEACH, FL
33445
TELE: 516-279-8706

STUART
COURTHOUSE
ANNEX
APARTMENTS
SE OCEAN BLVD. &
DETROIT AVE.
CITY of STUART,
FLORIDA

WEST BUILDING
ROOF PLAN

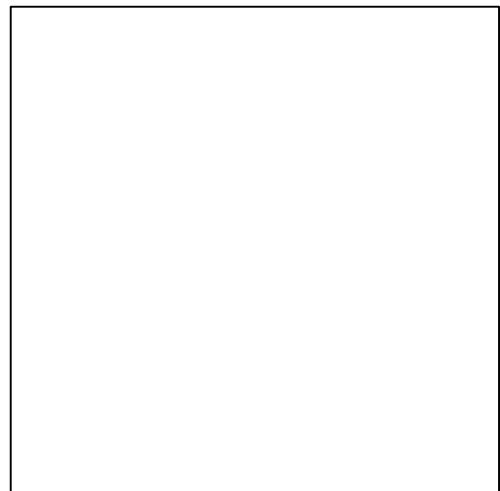
A2

- EXTERIOR BUILDING MATERIALS:
- ① STUCCO : CREAM
 - ② LIMESTONE
 - ③ CONCRETE BARREL ROOF TILES
 - ④ CONCRETE BALCONY
 - ⑤ 42" ALUMINUM RAILINGS : BLACK
 - ⑥ CANVAS AWNING
 - ⑦ ALUMINUM SINGLE HUNG WINDOWS & SLIDING GLASS DOORS : BLACK
 - ⑧ ALUMINUM STOREFRONT WINDOWS & DOORS : BLACK
 - ⑨ BRONZE LIGHT FIXTURES
 - ⑩ CONCRETE FINIAL



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STUART
COURTHOUSE
ANNEX
APARTMENTS
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DETROIT AVE.
CITY OF STUART,
FLORIDA

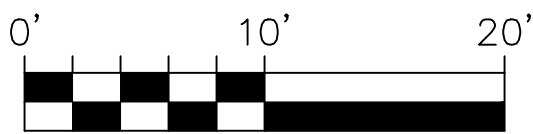
WEST BUILDING
FRONT & REAR
ELEVATIONS

A3



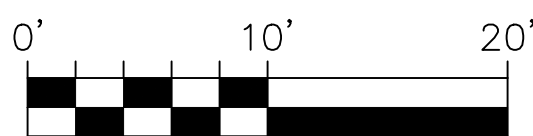
2 REAR ELEVATION
A 3 SCALE : 1/8" = 1'-0"

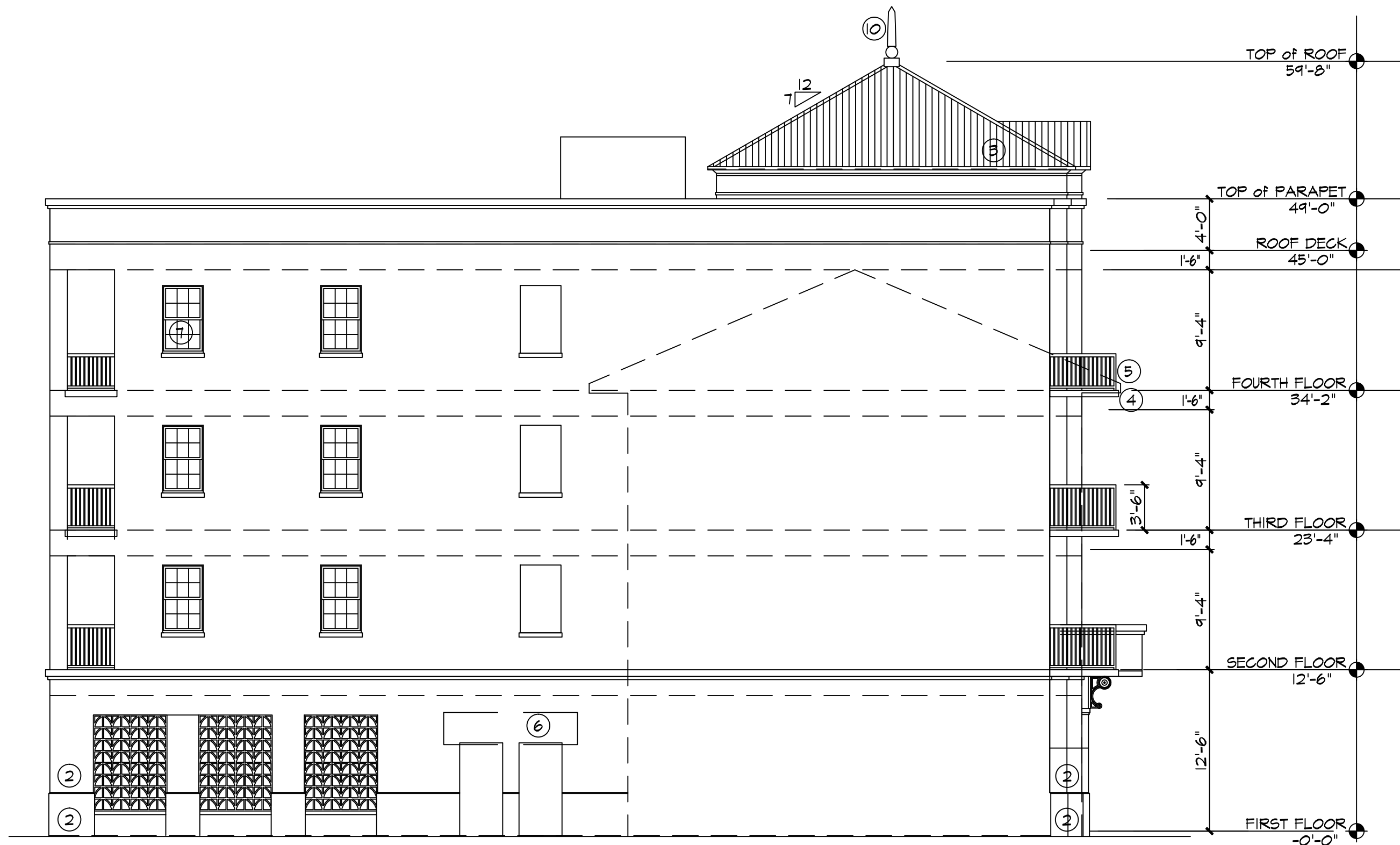
OPTION 10 [12-26-21]



1 FRONT ELEVATION
A 3 SCALE : 1/8" = 1'-0"

OPTION 10 [12-26-21]





2 LEFT SIDE ELEVATION
A 4 SCALE : 1/8" = 1'-0"
OPTION 10 [12-26-21]

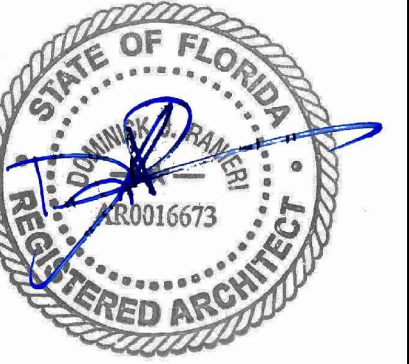


1 RIGHT SIDE ELEVATION
A 4 SCALE : 1/8" = 1'-0"
OPTION 10 [12-26-21]

- EXTERIOR BUILDING MATERIALS:
- ① STUCCO : CREAM
 - ② LIMESTONE
 - ③ CONCRETE BARREL ROOF TILES
 - ④ CONCRETE BALCONY
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COURTHOUSE
ANNEX
APARTMENTS
SE OCEAN BLVD. &
DETROIT AVE.
CITY of STUART,
FLORIDA

WEST BUILDING
LEFT & RIGHT
ELEVATIONS

A4



7

1



4

1

3

2

1

A5

31 U

BUILDING MATRIX (WEST BUILDING)

	FIRST FLR	SECOND FLR	THIRD FLR	FOURTH FLR	
GROSS FLOOR SF	7,191 S.F	7,250 S.F	7,250 S.F	7,250 S.F	- Excludes Roof Top terrace and stair @ 2410 gsf
TOTAL BUILDING SF - Excludes balconies & Front Colonade				28,941 S.F	

21 U

SPACE	TYPE	COND. AREA	BALCONY AREA	GROSS AREA	FIRST FLR	SECOND FLR	THIRD FLR	FOURTH FLR	UNIT TYPE #	UNIT AREA TOTAL
OFFICE SPACE	--	1,125 S.F	--	--	1	--	--	--		1,125 S.F
OFFICE SPACE	--	1,052 S.F	--	--	1	--	--	--		1,052 S.F
UTILITY	--	262 S.F	--	--	1	--	--	--		262 S.F
RES. AMMENITY	Lobby + Storage	1,213 S.F	321	--	1	--	--	--		1,534 S.F
PARKING	Tuck-Under	2,972 S.F	--	--	1	--	--	--		2,972 S.F
CIRC.	Vertical	480 S.F	--	--	1	--	--	--		480 S.F
UNIT A	1 BED/1 BATH	792 S.F	55 G.S.F	847 G.S.F	--	1	1	1	3	2,541 S.F
UNIT B	1 BED/1 BATH	840 S.F	56 G.S.F	896 G.S.F	--	1	1	1	3	2,688 S.F
UNIT A1	1 BED/1 BATH	803 S.F	55 G.S.F	858 G.S.F	--	1	1	1	3	2,574 S.F
UNIT D	1 BED/1 BATH	703 S.F	--	--	--	1	1	1	3	2,109 S.F
UNIT E	1 BED/1 BATH	845 S.F	31 G.S.F	876 G.S.F	--	1	1	1	3	2,628 S.F
UNIT I	1 BED/1 BATH	807 S.F	43 G.S.F	850 G.S.F	--	1	1	1	3	2,550 S.F
UNIT J	1 BED/1 BATH	897 S.F	91 G.S.F	988 G.S.F	--	1	1	1	3	2,964 S.F
CIRC.	Corr. + Vertical	1,031 S.F	--	--	--	1	1	1		3,093 S.F

TOTAL UNIT/FLOOR	0	7	7	7	21		
------------------	---	---	---	---	----	--	--

GRAND TOTAL EAST & WEST BUILDINGS	52 U
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BEFORE THE CITY COMMISSION
CITY OF STUART, FLORIDA

RESOLUTION NUMBER 85 -02

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE A DEVELOPER AGREEMENT BETWEEN CIVITAS, LLC., A FLORIDA LIMITED LIABILITY COMPANY AND THE CITY OF STUART TO DEVELOP A THREE-STORY MIXED-USE BUILDING LOCATED ON NORTH SIDE OF SE OCEAN BOULEVARD BETWEEN DENVER AND DETROIT AVENUE; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

* * * * *

BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA that:

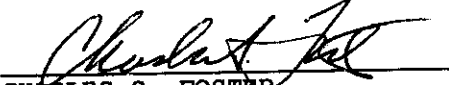
SECTION 1: The Mayor and City Clerk are hereby authorized and directed to execute a Developer Agreement between Civitas, LLC., A Florida Limited Liability Company and the City of Stuart to develop a three-story mixed-use building located on the north side of S.E. Ocean Boulevard between Denver and Detroit Avenue. A copy of the Developer Agreement is attached hereto as "Attachment A."

SECTION 2: This resolution shall take effect upon adoption.

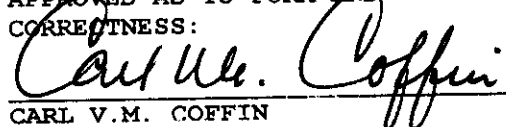
PASSED AND ADOPTED this 13th day of May, 2002.

ATTEST:


DIANNE M. O'DONNELL
CITY CLERK


CHARLES S. FOSTER
MAYOR

APPROVED AS TO FORM AND
CORRECTNESS:


CARL V.M. COFFIN
CITY ATTORNEY

(a) Install decorative lighting that will not negatively impact adjacent properties and shall not create a visual nuisance. Decorative lighting shall be approved prior to the issuance of any development permits.

(b) Screen all mechanical equipment from any dedicated right-of-way through landscaping materials or decorative screening, so as to preclude noise or visual nuisance. All rooftop units shall be screened from view by adjacent properties on the ground level.

(c) Signage shall be integrally designed with the building or the associated storefronts in materials and paint color approved by the City's codes and ordinances and may only be externally lit. Ground/street signage shall not exceed six (6) feet in height.

(d) All landscape areas adjacent to parking areas and access drives shall be curbed.

(e) All utility hardscape, such as lift stations or back-flow preventer valves, shall be screened through the use of landscape materials.

(f) Outdoor storage is prohibited in the development site.

(g) All outstanding departmental issues shall be addressed prior to the issuance of any development permits.

(h) Final construction documents and building plans in all respects consistent with the site plan, elevations and sections prepared by A&S Architects specifically identified in "Exhibit B" shall be submitted, reviewed, and approved by the City prior to the issuance of any building permits.

(i) Civitas will not now or in the future develop or otherwise interfere with the public's use of the sidewalk located on the western 5 feet of the Civitas property. Civitas will dedicate the area of this sidewalk to the City as public right-of-way prior to the issuance of a building permits for the Civitas Project.

4. Urban Code Exceptions for Development. The City agrees that the following exceptions to the City's Urban Code have been lawfully granted by the City with respect to the development of the Civitas Project:

(a) Waiver of five (5) foot setback on the north boundary of the property.

(b) Reduction of parking stall size from 9 feet to 8 feet six inches.

(c) Waiver of thirteen (13) parking spaces, identified as follows: (i) seven (7) parking spaces for the seven (7) residential units on the third floor are waived; and (ii) six (6) parking spaces are waived because the proposed improvements have additional architectural enhancements that result in an increase of the common area.

5. Breach of Agreement. Civitas or the City or any aggrieved or adversely affected person may file an action for injunctive relief in the circuit court for Martin County to enforce the terms of this Civitas Development Agreement or to challenge compliance with the provisions of Section 163.3220-163.3243 Florida Statutes. Each party hereto shall have the right of specific performance of the terms of this Civitas Development Agreement.

6. Amendment, Termination or Revocation. The parties hereto shall at all times strictly adhere to the terms and conditions of this Civitas Development Agreement. Amendment termination or revocation of this Agreement shall be made in accordance with the notification requirements set forth herein. It is further agreed that no modification, amendment or alteration in the terms or conditions contained herein shall be effective unless contained in a written document approved and executed by all the parties hereto.

7. Hearing Requirements.

(a) Before amending, terminating or revoking this Agreement, the City shall conduct at least two public hearings. One of the public hearings may be held by the local planning agency.

(b) Notice of intent to amend, terminate or revoke this Agreement shall be advertised at least 7 days before each public hearing in a newspaper of general circulation and readership in Martin County. Notice of intent to consider a development agreement shall be mailed to affected property owners (those within 300' of the project) at least 7 days prior to the first public hearing. The day, time, and place at which the second public hearing will be held shall be announced at the first public hearing. The notices shall specify the location of the land subject to this Agreement, the development uses proposed on the property, the proposed population densities, and the proposed building intensities and height and shall specify a place where a copy of the proposed amendment, termination or revocation information can be obtained.

8. Enforcement of Agreement. The City, Civitas, its successors or assigns, or any aggrieved or adversely affected person as defined in Section 163.3215[2] of the Florida Statutes, or the state land planning agency, may file an action of injunctive relief in the circuit court where the City is located to enforce the terms of this Agreement or to challenge compliance with the provisions of Sections 163.3220-163.3242 of the Florida Statutes. This provision shall not be interpreted to provide an exclusive remedy, and either party may

pursue any appropriate remedy at law or equity in the event the other party or its successors in interest fail to abide by the provisions of this Agreement. Each party shall have the right of specific performance of the terms of this Agreement.

9. Addresses and Return Requests. All notices, demands, requests, or replies provided for or permitted by this Agreement shall be in writing and may be delivered by any one of the following methods: (a) by personal delivery; (b) by deposit with the United States Postal Service as certified or registered mail, return receipt requested, postage prepaid, to the addresses stated below; (c) by deposit with the United States Postal Service in the manner described above shall be deemed effective three (3) business days after deposit with the Postal Service. Notice by overnight express delivery service shall be deemed effective one (1) business day after deposit with the express delivery service. Notice by personal delivery shall be deemed effective at the time of personal delivery.

For purposes of this notice demand, request or payment:

the address of the City shall be:

City Manager
City of Stuart
121 SW Flagler Avenue
Stuart, FL 34994

with a copy to:

City Attorney
City of Stuart
121 SW Flagler Avenue
Stuart, Florida 34994

the address of Civitas shall be:

Marcela Camblor
Civitas, LLC
2134 SE St. Lucie Blvd.
Stuart, FL 34996

with a copy to:

Sam T. Steger, Esquire
Steger & Steger, P.A.
301 East Ocean Blvd., Suite 310
Stuart, FL 34994

10. Recording of Agreement. Civitas shall provide the City an executed Agreement within ninety (90) days of City Commission Approval of this Agreement. The City shall record this Agreement with the Clerk of the Circuit Court of Martin County within fourteen (14) days of the execution of this Agreement by the City. The burdens of this Agreement shall be binding upon, and the benefits of the Agreement shall inure to, all successors in interest to the parties to this Agreement.

11. Entire Agreement. This Agreement incorporates and includes all prior negotiations, correspondence, conversations, agreements or understandings applicable to the matters contained herein and the parties agree that there are no commitments, agreements or understandings concerning the subject matter of this Agreement that are not contained in or incorporated into this document. Accordingly, it is agreed that no deviation from the terms hereof shall be predicated upon any prior representations or agreements, whether oral or written.

12. Jurisdiction and Governing Law. The parties hereto further agree that any and all suits or actions at law shall initially be brought in Martin County, Florida, and no other jurisdiction. This Agreement shall be construed and interpreted under the laws of the State of Florida.

13. State and Federal Law. If state or federal laws are enacted after City approval of this Agreement, which are applicable to and preclude either party's compliance with the terms of this Agreement, this Agreement shall be modified or revoked, as is necessary, to comply with the relevant state or federal laws.

14. Destruction. In the event that all or a portion of the Project should be destroyed by a storm, fire or other disaster, Civitas, its grantees, successors or assigns shall have the right to rebuild and/or repair so long as there is strict compliance with this Agreement.

15. Successors and Assigns. This Civitas Development Agreement shall be binding upon the parties hereto, their successors in interest, heirs, assigns and personal representatives for the duration of this Agreement.

16. Duration of agreement. The duration of this Civitas Development Agreement shall be ten (10) years.

17. Permitted Uses. The uses permitted on the Property are described in "Exhibit D" attached hereto and made a part hereof.

18. Public Facilities. The public facilities that will service the Civitas Project are described in "Exhibit E" attached hereto and made a part hereof.

19. Permits Required. The permits required for the development of the Civitas Project are described in "Exhibit F" attached hereto and made a part hereof.

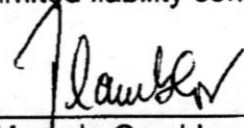
20. Development Conditions. The conditions of development are set forth in "Exhibit G." Condition #11 requires a payment in lieu of parking to the City of \$13,500 for three parking spaces that are not provided based upon a mix of permitted uses as described in this Development Agreement. Should the use mix change during the term of this Development Agreement such that additional parking is required, the appropriate payment in lieu of parking will be paid at that time for each additional space that is required but not provided.

Any violation of a condition of this Agreement shall be deemed a code violation subject to enforcement through the code enforcement process described in Chapter 162, Florida Statutes.

21. Other Requirements Not Waived. The failure of this Civitas Development Agreement to address a particular permit, condition, term, or restriction shall not relieve Civitas of the necessity of complying with the law governing said permitting requirements, conditions, term or restriction.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement the day and year first above written but the date of this Agreement shall be the date which the Agreement was approved by the City Commission of the City of Stuart, Florida

CIVITAS, LLC, a Florida
limited liability company

 09/29/02

Marcela Cambor
Title: Partner

Title: _____

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF MARTIN

THE FOREGOING INSTRUMENT was acknowledged before me this 25th day of September, 2002, by Marcela Cambor, as Partner of Civitas, LLC, a Florida limited liability company, who did/did not take an oath and is personally known to me or produced _____ as identification.

Cheryl White
Notary Public

(Notary Seal)

My Commission Expires:



CITY OF STUART, a municipal
corporation of the State of Florida

ATTEST:

Dianne M. O'Donnell
DIANNE M. O'DONNELL
CITY CLERK

Charles S. Foster
CHARLES S. FOSTER
MAYOR

ACKNOWLEDGEMENT

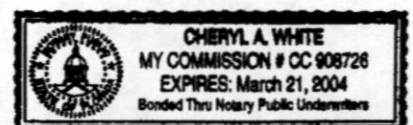
STATE OF FLORIDA
COUNTY OF MARTIN

THE FOREGOING INSTRUMENT was acknowledged before me this 13th day of May, 2002, by Charles S. Foster as Mayor and by Dianne M. O'Donnell as City Clerk of the City of Stuart, Florida, who are both known to me personally and who did not take an oath.

Cheryl White
Notary Public

(Notary Seal)

My Commission Expires:



APPROVED AS TO FORM
AND CORRECTNESS:

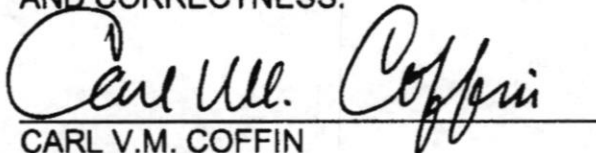

CARL V.M. COFFIN
CITY ATTORNEY

EXHIBIT "A"

LEGAL DESCRIPTION

Lots 21, 22, 39 and 40 Less and excepting the North 15 feet of Lot 39, and also less and excepting all right of way, including the South 25 feet of Lots 21 and 40, HIGH SCHOOL SUBDIVISION, according to the plat thereof as recorded in Plat Book 2, Page 85, Public Records of Palm Beach (now Martin) County, Florida.

EXHIBIT B

DEVELOPMENT DOCUMENTS

1. Prepared by A & S Architects and Planners, P.A.: and last dated September 26, 2001: Roof/Site Plan, Site Ground Floor Plan, First Floor Plan, Second Floor Plan, Third Floor Plan, Tower Roof Floor Plan, Exterior Elevations (2 pages), Building Section, Roof Floor Plan, and Landscape Plan (copies attached).

NOTE: The reference to retail uses being located on the ground floor is hereby deleted and replaced with Office.

2. Prepared by Marcela Cambor: Colored elevation of the "Shell Building" last dated February 2002.

NOTE: All development document originals are on file in the office of the City Development Department.

EXHIBIT "C"

CERTIFICATION OF TITLE

I, Sam T. Steger of Steger & Steger, P.A., a member of The Florida Bar, Florida Bar No. 280496, hereby certify that the record title to the property described in Exhibit "A" to this Civitas Development Agreement was in the name of Eduardo Diego Lema and Marcela Camblor, as of the date of their purchase of the property on November 7, 1999 at 10:35 a.m.

Dated this 7th day of May, 2002

STEGER & STEGER, P.A.

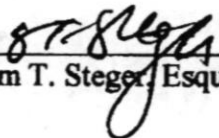
By: 
Sam T. Steger, Esquire

EXHIBIT D**PERMITTED USES**

In the three-story building shown in the Development Documents, the uses are limited to professional offices on the first two floors and residences (up to seven in number) on the third floor. Any conversion of any space to a use such as retail or restaurant that requires additional parking spaces according to the Stuart Land Development Regulations (LDR) shall be subject to the parking requirements of the LDR then in effect.

No conversion to other uses shall be permitted unless this Agreement is amended by mutual agreement of the parties.

EXHIBIT D

EXHIBIT E

PUBLIC FACILITIES

The Developer shall secure water and sewer service from the City of Stuart and shall be responsible for all applicable fees, charges, and permits. The Developer shall secure all other necessary public facilities from the appropriate entities and shall be responsible for all applicable fees, charges, and permits.

EXHIBIT E

EXHIBIT F**PERMITS REQUIRED**

The developer shall be responsible for securing all permits related to the proposed development in accordance with the Stuart Code of Ordinances and Land Development Regulations. These permits shall include, but not be limited to, permits required for building, paving/surfacing, electrical, plumbing, mechanical, roofing, signage, painting, landscaping, and utilities work associated with the development.

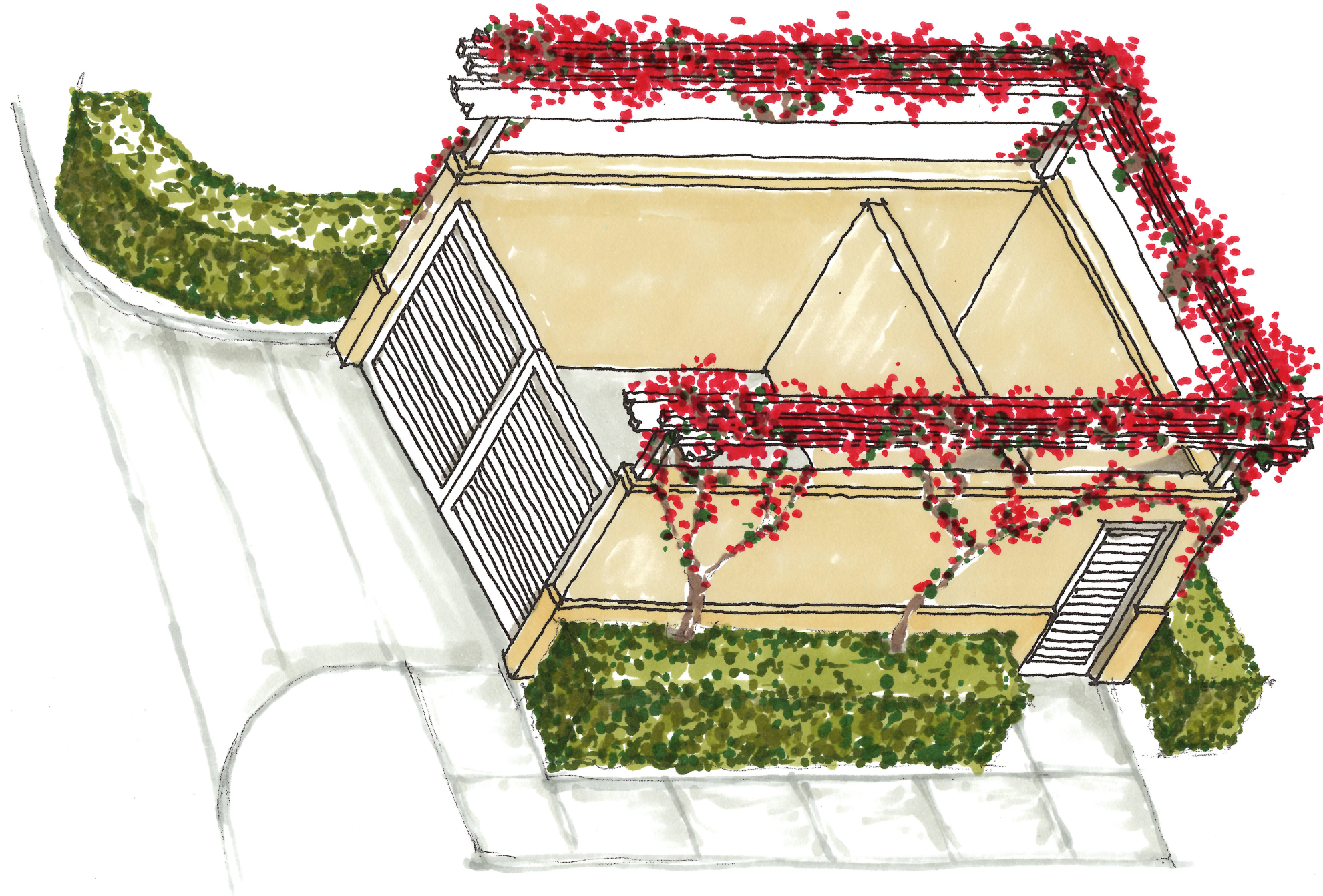
EXHIBIT F

EXHIBIT G

DEVELOPMENT CONDITIONS

- 1) Final Development Plans and/or Construction Drawings and Building Plans shall be submitted, reviewed, and approved by the City prior to the issuance of any development permits.
- 2) Site lighting shall not negatively impact adjacent properties and shall not create a visual nuisance. Decorative exterior light fixtures shall be approved prior to the issuance of any development permits.
- 3) All mechanical equipment associated with the development shall be screened from view from any dedicated right-of-way through landscaping materials or decorative screening, so as to preclude any noise or visual nuisance. All rooftop units shall be fully screened from view by adjacent properties on the ground level.
- 4) Internally illuminated cabinet signs, neon lighting, and pole ground signs are prohibited for the gross development site. Ground / street signage shall be monument signage and shall not exceed 6 feet in height
- 5) All landscape areas adjacent to parking areas and access drives shall be curbed.
- 6) All utility hardscape, such as lift stations or back-flow preventer valves, shall be screened through the use of landscape materials.
- 7) Outdoor storage is prohibited on the development site.
- 8) All outstanding departmental issues shall be addressed prior to the issuance of any development permits.
- 9) Waiver of three parking spaces for ground-floor "common space" capped at 10% of the total proposed gross commercial square footage. Discounted common space shall be designated as "publicly accessible 'common space', shall remain in perpetuity, and shall never be converted to leasable square footage.
- 10) Waiver of seven parking spaces for seven residential units to be located on the third floor of the building above two floors of non-residential space. Residential units shall be so designated on the building plans, shall remain in perpetuity, and shall never be converted to non-residential leasable square footage.

- 11) Waiver of three parking spaces for upper floor common space and additional architectural enhancements including architectural tower as illustrated in the site plan as well as dedication of the adjacent sidewalk area.
- 12) Any conversion of square footage which would generated increased parking requirements shall be accommodated by a pro rata payment into the Payment In Lieu of Parking (PILOP) Program as well as pro rata payment of all applicable impact, building and other fees.



Typical Dumpster Enclosure
Stuart Couthouse



Staff Review

A. Application

Stuart Courthouse UPUD Rezoning to Urban Planned Unit Development Application Number: Z20020003

Applicant	New Urban Communities
Property Owner	Need Updated application BBB of Palm Beach, Bomar, LLC
Agent for Applicant	Tim Hernandez
Project Manager	Tom Reetz, Senior Planner
Date of Report	April 24, 2022

B. Project Description

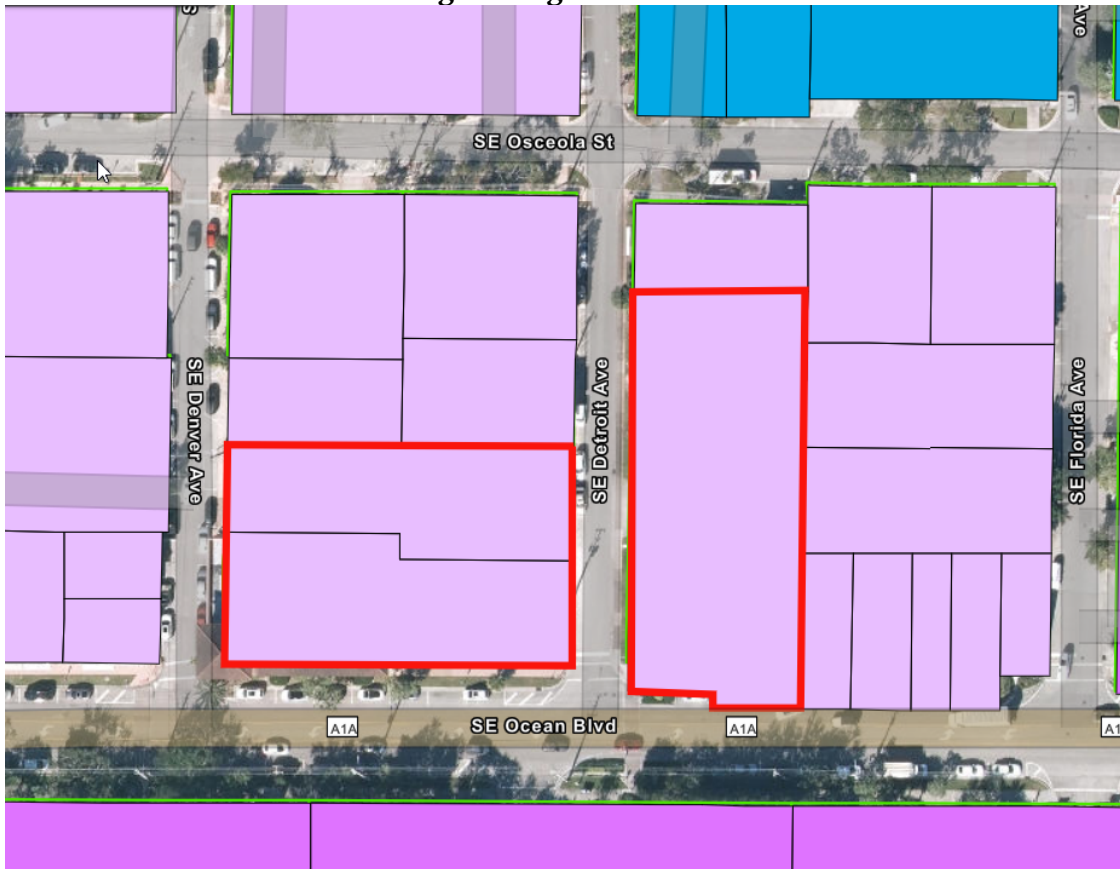
The intent of this application is to request a rezoning from Urban Center (UC)) zoning district to an Urban Planned Unit Development (UPUD) to allow the construction of two four-story, mixed-use buildings fronting South East Ocean Blvd.

Address	151 SE Ocean Blvd & 199 SE Ocean Blvd
Parcel Number(s)	Civitas I Parcel: 04-38-41-034-001-03010-0 West Parcel: 04-38-41-006-00000-210-6 East Parcel: 04-38-41-006-00000-410-4
Existing Zoning	Urban Center
Future Land Use	Downtown Redevelopment
Site Area (acres)	1.06 acres
Present Use	Vacant
Subject Property Land Use	Vacant
Proposed Land Use Designation	Downtown Redevelopment (No change)
Subject Property Zoning	Urban Center
Proposed Zoning District	Urban Planned Unit Development UPUD
Proposed Use	Mixed Use office/residential
City Approvals	Building Department – Review at permitting Fire Department - Conceptually approved Public Works – approved w dumpster Trellis design Police Department – approved with lighting plan reviewed at permitting Traffic – see report Environmental – N/A

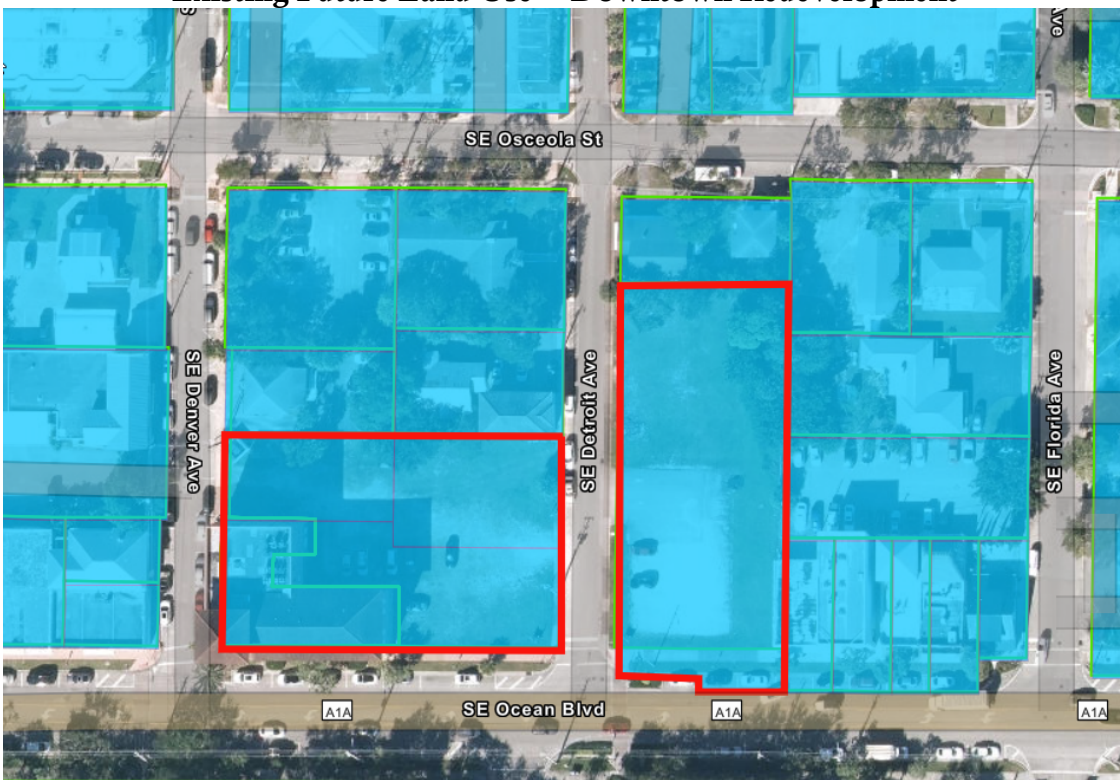
Aerial Map



Existing Zoning = Urban Center



Existing Future Land Use = Downtown Redevelopment



C. Determination of compliance with Comprehensive Plan

Element 1 – Future Land Use

1. **Goal Statement 1.A** Maintain and enhance Stuart's quality of life, natural beauty and small-town waterfront character, its stable residential neighborhoods, and its status as the commercial/institutional hub for greater Martin County. *The proposed project will add 52 residential units and approximately 6000 square feet of office to the downtown core.*
 - a. **Objective 1.A5 – Residential Development** Ensure land use compatibility by grouping complementary land use activities, including mixed-use land use developments in appropriate areas of the City. Work with the developers to integrate vehicular and pedestrian circulation systems, bike paths, parking, building location, and architectural design into a cohesive development. *The proposed project is a mixed-use development with residential and office. It is adjacent to an existing mixed-use building with residential and office uses and is compatible with surrounding office, restaurant and retail uses. The project fits within the existing block structure of downtown Stuart.*
 - i. **Policy 1.A5.1** The Future Land Use Element of the City's adopted Comprehensive Plan shall provide land for future residential use to promote a more compact development pattern. This shall include sufficient land suitable for the public utility facilities needed to support the projected level and pattern of development. *The proposed project is a higher density residential use that fits within the existing City of Stuart block structure and will utilize existing infrastructure including roads, sidewalks, water, sewer, and storm drainage.*
 - ii. **Policy 1.A5.2** Development on all vacant, unplatted areas designated as residential should be compatible with any surrounding existing homes. *The proposed project is on vacant urban land and is compatible with the neighboring mixed-use, office, and restaurant*

uses.

- iii. **Policy 1.A5.6** The City shall maintain a height limitation of the greater of 45 feet or four stories of occupiable space for all buildings. The City shall require landscaping of all new development and redevelopment to promote an aesthetic streetscape. The City shall require landscape buffers between single family residential and non-residential uses. *The proposed buildings comply with the 45-foot limit and the development will be landscaped to enhance the streetscape.*

b. Objective 1.A6 – Neighborhood Stability Established residential neighborhoods shall be protected from the intrusion of competing intense uses through adherence to the Future Land Use Map, densities and intensities established in the Future Land Use Element, implementation of the City's Land Development Regulations, and control of traffic and access for the protection of the established residential uses.

- i. **Policy 1.A6.3** Future neighborhood commercial development that reduces vehicular trips shall:

- Be clustered with other neighborhood commercial uses in a single location;
- Be compatible in size, style, architecture, and materials to surrounding residential buildings;
- Provide buffering from noise, light, and pollution
- Mixed-use development will be encouraged.
The project is consistent with the size and intensity of other developments downtown and along SE Ocean Blvd.

- ii. **Policy 1.A6.5** The City shall promote energy efficiency through mixed-use developments that increases multi-modal accessibility and reduces automobile travel. The characteristics of mixed use may include but not limited to the following:

- Provide housing and commercial services near

employment centers;

- Contain the mix of uses allowed within the underlying land use designation;
- Accessibility to existing or planned transportation system; Provide transit stops in new developments

[See response to Objective A5 above.](#)

2. **Goal Statement 1.B** Minimize costs to current residents of growth, new development, and redevelopment, and encourage future land uses that maintain or enhance economical and efficient delivery of government utilities and services. [This proposed project utilizes existing vacant blocks and existing infrastructure. No expansion of public infrastructure is required to accommodate this project.](#)

a. **Objective 1.B1 – Compact Urban Form** Discourage urban sprawl by facilitating urban redevelopment and infill development of properties and planning for urban infill and redevelopment of lands located within Stuart in order to achieve a compact urban form. [See response to Goal Statement B above.](#)

i. **Policy 1.B1.1** The City shall continue to market itself as a hub for commercial, social, and institutional governmental activities in Martin County. Provide for commercial opportunities within Stuart beyond the historical conditions in order to provide alternatives to urban sprawl.

[See responses to Goal Statement A, Objective A5 and Goal Statement B above.](#)

b. **Objective 1.B3 – Desirable Pattern of Land Uses** Promote and enhance a pattern of land uses that are compatible; that are convenient to City residents, businesses, and visitors; that avoid inappropriate or wasteful use of land; and that encourage efficient use of land, resources and facilities. Future land uses shall be designated to support the existing or planned community character, thereby prohibiting the development or expansion of

uses which are inconsistent with the community's character. Reduce blighted areas through redevelopment. Land development and use regulations shall include provisions to ensure consistency with this Comprehensive Plan.

- i. **Policy 1.B3.2** All development shall be compatible with and complementary to surrounding land uses and shall not unduly affect existing approved activities. [See response to Objective A5 above.](#)

Policy 1.B3.10 All commercial buildings shall be designed to maintain and enhance the attractiveness of the streetscape and promote the architectural heritage of the City. Buildings shall include architectural features and patterns that provide visual interest from the perspective of the pedestrian, reduce building massing and recognize local character. Facades shall be designed to reduce the mass or scale and uniform monolithic appearance of large unadorned walls while providing visual interest that will be consistent with the community's identity and character through the use of detail and scale. The building's mass shall be varied in height and width so that it appears to be divided into distinct massing elements and details that can be perceived at the scale of the pedestrian. Corner lots at an intersection of two or more arterial or collector roads shall be designed with additional architectural embellishments, such as corner towers or other design features, to emphasize their location as gateways and transition points within the community. [The mixed-use buildings in the proposed project have been designed to engage the street, provide massing to the streetscape and have an architectural character that is civic in nature, given its proximity to the Martin County Courthouse and the future home to Stuart City Hall. The buildings are 4 stories, but the east building drops down to 3 stories as it moves north toward lower intensity uses.](#)

Goal Statement 1. C The future land use goal for the Community Redevelopment Area (CRA) is to maintain and strengthen the beauty, economic viability, cultural resources and social importance of the area. This shall be accomplished through mixed-use zoning, preservation of historic buildings, innovative zoning and land use regulations, demolition, reconstruction or substantial renovation of existing buildings and infrastructure, enhancement of marine resources, and other measures to promote urban redevelopment. [The proposed project is a mixed-use residential project that has utilized the Urban Code and Urban PUD in the City of Stuart to provide higher density residential uses, which are crucial to the viability and vibrancy of downtown cores, and ground floor office uses which complement the projects proximity to the County Courthouse.](#)

c. **Objective 1.C3 – Urban Redevelopment** Revitalize the designated Urban Redevelopment Area (URA), including the CRA, by:

- Maintaining or increasing the amount of development and redevelopment
- Maintaining or increasing the percentage of County-wide employment located in the URA and CRA and the City of Stuart as a whole.
- Reducing Blight conditions as defined by F.S § 163.340(8)(a) and (b).
- Achieving and maintaining a 90 percent occupancy rate of commercial and office spaces.
- Enhancing the City’s marine resources
- Promote pedestrian mobility throughout the CRA.

[The proposed project increases the amount of development in the URA and CRA, increases the amount of employment in the URA and CRA, reduces blight conditions by utilizing vacant urban property, and promotes pedestrian mobility by utilizing existing blocks and adding active uses to those blocks.](#)

i. **Policy 1.C3.4** The City shall implement land use categories in the URA

that encourage mixed uses and higher intensities and densities consistent with FLUE Objective A7, its associated policies and the Future Land Use Map. [The proposed project proposes to utilize the Urban PUD which allows smaller 1- and 2-bedroom units to be counted as 0.5 and 0.75 units, respectively. This promotes higher residential density and more affordable units. The Urban PUD also allows these smaller units to use a lower parking ratio, which allows the projects to better utilize the land, enhancing the design and ensuring that land is not wasted to make room for excess parking.](#)

- ii. **Policy 1.C3.5** The City shall promote compact urban form and discourage urban sprawl consistent with FLUE Objective B1 and Policy B1.1. [See responses to Objective A5, Policy A5.1, and Goal Statement B above.](#)
- iii. **Policy 1.C3.11** The City shall require commercial development in the URA to utilize urban design features consistent with FLUE Policy B3.10 so as to create a more attractive and distinctive environment, promote pedestrian friendly design and establish a "sense of place" and character unique to Stuart that will attract complementary non-residential uses. [See response to Policy 3.10 above.](#)
- iv. **Policy 1.C3.12** The City of Stuart shall promote land use patterns which complement multiple modes of transportation, including transit, pedestrian and bicycle amenities, and marine transit such as ferries, water taxis and upland support facilities (e.g., designated anchorages, marinas, dinghy accommodations, canoe/kayak launches and the City's "blueways" program). [A mixed-use development pattern within a walkable downtown enhances the walkability of the area and by adding residences to the downtown can take automobile trips off the roads and reduce vehicle miles traveled in Downtown Stuart. This project will include bicycle facilities inside the garages and](#)

outside the buildings.

Element 3 – Housing

1. **Goal Statement 3.A** Ensure the provision of adequate residential sites and housing opportunities for affordable, structurally sound housing in a sufficient quantity to accommodate the housing needs of current and future residents of Stuart.

Element 4 – Infrastructure

1. **Goal Statement 4.A** The provision of needed public facilities in a timely manner which protects investments in existing facilities, maximizes the use of existing facilities and promotes compact urban development.

B. **Objective 4.A7 – Use of Existing Facilities and Prevention of Urban**

Sprawl The City shall maximize the use of existing facilities and discourage urban sprawl. The Future Land Use Element will continue to provide for mixed use opportunities through implementation of the Stuart Urban Code.

Policy 4.A7.1 Through the City's Future Land Use Map and land use policies, the City will encourage mixed-use development, infill development and redevelopment which will maximize the use of existing facilities and discourage urban sprawl. [See responses to Element I Policy A5.1 and Element I Goal Statement B above](#)



City of Stuart
121 SW Flagler Ave
Stuart, FL 34994

Received by: TR
Reviewed by: _____
Approved by: _____

(772) 288-5326

RECEIVED

Application to Rezone Real Property
(including Planned Unit Developments)

Project ID# 720000003
(Staff Entry)

DEVELOPMENT
Received By: [Signature]

Pre-App Conference Date: 07/03/19		Application Date: 02/10/2020	
Project Name: Courthouse Annex			
Parcel ID# See Attached Project Description		Project Address: See Attached Project Description	
Current Zoning: UC - Urban Center		Current Land Use: Downtown Redevelopment	
Proposed Zoning: UPUD - Urban Planned Unit Development		Proposed Land Use: Downtown Redevelopment	
Present Use: Vacant		Site Area/Acreage: 1.17 acres	
Fees (check box): This does not include fees that may be charged as a result of application review by the City's consultants			
Rezoning to CPUD	\$3,584.00	☐	Site space must be greater than 20,000 sq. ft.
Rezoning to RPUD	\$3,584.00	☐	Site area must be greater than .5 acre
Rezoning to MPUD UPUD	\$3,584.00	☒	Site area must be greater than .5 acre
Rezoning to Industrial IPUD	\$3,584.00	☐	Site area must be greater than 1 acre
Rezoning to Public Service PSPUD	\$3,584.00	☐	Site area must be greater than 2.5 acres
Non-PUD District Rezoning	\$1,433.00	☐	
Submittal Requirements: A completed application form, the payment of fees, one (1) copy of all documents on a PDF formatted disc electronically signed and sealed, and a site plan. (Note: A concept plan may, at the discretion of the applicant, be submitted instead of a site plan. However, in doing so the applicant acknowledges that a site plan will need to be submitted for City Commission approval prior to making application for a development permit.) The data requirements for a site plan and a concept plan are available at the Development Department.			
Approving Authority: The Development Director is required to prepare a staff report and recommendation concerning this application. The Local Planning Agency (LPA) is required to hold an advertised public hearing and formulate a recommendation to the City Commission. The City Commission is also required to hold an advertised public hearing after which it may approve, approve with conditions, or deny the application.			
Written justification supporting the application and demonstrating how the application:			
(a) is consistent with the relevant components of the City of Stuart Comprehensive Plan including concurrency with adopted levels-of-service for utilities/facilities and compatibility with existing/planned uses and			
(b) complies with the relevant development standards of the City of Stuart Land Development Code (include additional pages if needed).			
(over)			

General Information

(Please Print or Type)

1. Property Owner, Lessee, Contract Purchaser, or Applicant (circle one):

Name: Tim Hernandez

Title: Principal

Company: New Urban Communities

Company Address:
200 Congress Park Drive, Suite 201

City/State/Zip Code: Delray Beach, FL 33445

Telephone Number: (561) 279-8706

Facsimile Number: (561) 272-3951

Email Address (optional):
thernandez@newurbancommunities.com

2. Agent of Record (if any): The following individual is designated as the Agent of Record for the property owner, lessee, or contract purchaser and should receive all correspondence related to the application review.

Name: Andrew VanValin

Title: Planning Manager

Company: New Urban Communities

Company Address:
200 Congress Park Drive, Suite 201

City/State/Zip Code: Delray Beach, FL 33445

Telephone Number: (561) 279-8706

Facsimile Number: (561) 272-3951

Email Address (optional):
avanvalin@newurbancommunities.com

3. The Undersigned, as the Property Owner, Lessee, Contract Purchaser, or Applicant (circle one), acknowledges responsibility for all City expenses associated with the referenced application (s) including time spent by the City's consultants and further acknowledges that payment of consultant fees will be made prior to the receipt of the consultant comments.

Name: Tim Hernandez

Title: Principal

Company: New Urban Communities

Company Address:
200 Congress Park Drive, Suite 201

City/State/Zip Code: Delray Beach, FL 33445

Telephone Number: (561) 279-8706

Facsimile Number: (561) 272-3951

Email Address (optional):
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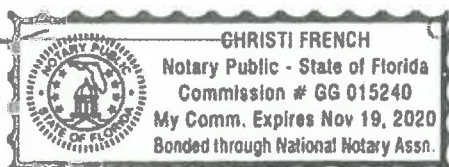
I hereby certify that all information contained herein is true and correct.

4. Signed this 10th day of February, 2020

Signature of Property Owner, Lessee, Contract Purchaser or Applicant (circle one)

State of Florida, Martin County The foregoing instrument was acknowledged before me on this 10th day of February by Timothy Hernandez who is personally known to me, or who has produced _____ as identification and who did/did not take an oath.

Christi French
Notary Signature



Commission Expires: November 19, 2020

General Information

(Please Print or Type)

1. Property Owner Lessee, Contract Purchaser, or Applicant (circle one):

Name: <u>Glenn Webber</u>
Title: <u>President HOA</u>
Company: <u>Civitas</u>
Company Address: 101 SE Ocean Blvd, Suite 203

City/State/Zip Code: Stuart, FL 34994
Telephone Number: 772-287-5600
Facsimile Number: 772-781-7561
Email Address (optional): glenn@webberfl.com

2. Agent of Record (if any): The following individual is designated as the Agent of Record for the property owner, lessee, or contract purchaser and should receive all correspondence related to the application review.

Name: Andrew VanValin
Title: Planning Manager
Company: New Urban Communities
Company Address: 200 Congress Park Drive, Suite 201

City/State/Zip Code: Delray Beach, FL 33445
Telephone Number: (561) 279-8706
Facsimile Number: (561) 272-3951
Email Address (optional): avanvalin@newurbancommunities.com

3. The Undersigned, as the Property Owner, Lessee, Contract Purchaser, or Applicant (circle one), acknowledges responsibility for all City expenses associated with the referenced application (s) including time spent by the City's consultants and further acknowledges that payment of consultant fees will be made prior to the receipt of the consultant comments.

Name: <u>Tim Hernandez</u>
Title: Principal
Company: New Urban Communities
Company Address: 200 Congress Park Drive, Suite 201

City/State/Zip Code: Delray Beach, FL 33445
Telephone Number: (561) 279-8706
Facsimile Number: (561) 272-3951
Email Address (optional): themandez@newurbancommunities.com

I hereby certify that all information contained herein is true and correct.

4. Signed this 23 day of January, 2020

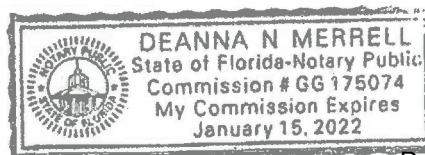
Signature of Property Owner, Lessee, Contract Purchaser or Applicant (circle one)

State of Florida, Martin County The foregoing instrument was acknowledged before me on this 23 day of

January by Glenn Webber who is personally known to me, or who has produced
Personally Known as identification and who did/did not take an oath.

Notary Signature

Commission Expires:



General Information

(Please Print or Type)

1. Property Owner, Lessee, Contract Purchaser, or Applicant (circle one):

Name: Mark Brechbill
Title: <u>Need New</u>
Company: <u>MARKER</u>
Company Address: <u>CONTRACT HOUSE</u> <u>CONTRACT HOUSE ANDY LLC</u> <u>COMMONS, LLC</u>
Company Address: 215 SW Federal Hwy #200

City/State/Zip Code: Stuart, FL 34994
Telephone Number: 772-220-3380 <u>(772) 631-4800</u>
Facsimile Number:
Email Address (optional): mbrechbill@markbrechbill.com

2. Agent of Record (if any): The following individual is designated as the Agent of Record for the property owner, lessee, or contract purchaser and should receive all correspondence related to the application review.

Name: Andrew VanValin
Title: Planning Manager
Company: New Urban Communities
Company Address: 200 Congress Park Drive, Suite 201

City/State/Zip Code: Delray Beach, FL 33445
Telephone Number: (561) 279-8706
Facsimile Number: (561) 272-3951
Email Address (optional): avanvalin@newurbancommunities.com

3. The Undersigned, as the Property Owner, Lessee, Contract Purchaser, or Applicant (circle one), acknowledges responsibility for all City expenses associated with the referenced application (s) including time spent by the City's consultants and further acknowledges that payment of consultant fees will be made prior to the receipt of the consultant comments.

Name: Tim Hernandez
Title: Principal
Company: New Urban Communities
Company Address: 200 Congress Park Drive, Suite 201

City/State/Zip Code: Delray Beach, FL 33445
Telephone Number: (561) 279-8706
Facsimile Number: (561) 272-3951
Email Address (optional): thernandez@newurbancommunities.com

I hereby certify that all information contained herein is true and correct.

4. Signed this 11th day of FEBRUARY, 2020

Mark E. Brechbill, MEA
Signature of Property Owner, Lessee, Contract Purchaser or Applicant (circle one)

State of Florida, Martin County The foregoing instrument was acknowledged before me on this 11th day of

February 2020 by Mark E. Brechbill who is personally known to me, or who has produced

FLDL: 8621-545-55341-0 as identification and who did/did not take an oath.

Darcee M. Piliarek
Notary Signature

Commission Expires



This Instrument was prepared by

John C. Primeau, Esq.
Law Firm of John C. Primeau, P.A.
2625 Weston Road
Weston, FL 33331
File No. 9172-30

new Date

AGREEMENT

This AGREEMENT (the "Agreement"), effective this 30th day of January, 2020, is executed and entered into by **NEW URBAN COMMUNITIES, LLC**, a Florida limited liability company, whose address is: 200 Congress Park Drive, Suite 201, Delray Beach, FL 33445 ("New Urban") and **CIVITAS PLACE CONDOMINIUM ASSOCIATION, INC.**, a Florida non-for-profit corporation, whose address is: 101 E. Ocean Blvd., Suite 203, Stuart, FL 34994 (the "Civitas Association") [New Urban and Civitas are sometimes referred to as the "Parties"].

WHEREAS, **New Urban** is a contract vendee to purchase the real property more fully described on Exhibit "A" attached hereto and made a part hereof (hereinafter, the "New Urban Property"); and

WHEREAS, **New Urban** intends to redevelop and make significant improvements to the New Urban Property and will be seeking site plan and other developmental approvals (the "development applications") from the City of Stuart and/or Martin County; and

WHEREAS, **Civitas Association** is a condominium association and the owner of the real property described on Exhibit "B" attached hereto and made a part hereof (hereinafter, "Civitas Property") [the New Urban Property and Civitas Property are sometimes collectively referred to as the "Properties"]; and

WHEREAS, the President and Board of Directors of the Civitas Association have reviewed New Urban's development applications and are aware of and support the intended redevelopment of the New Urban Property; and

WHEREAS, the development of the Civitas Property was subject to the terms and conditions in City of Stuart Resolution No. 85-02 which was recorded in Official Records Book 1684, at Page 2850, of the public records of Martin County, Florida, and which governs the development of Civitas Phase I improvements (the "Development Agreement"); and

WHEREAS, the Civitas Phase I Development Agreement requires, among other things, that the number of required parking spaces called for under the Development

Agreement be lawfully permitted, constructed, and approved on the Civitas Phase I parcel; and

WHEREAS, to-date, the required parking spaces called for under the Civitas Phase I Development Agreement have not been permitted, constructed, and approved by the City of Stuart; and

WHEREAS, certain improvements relating to Civitas Phase I on the Civitas Property are located on and within and encroach upon the New Urban Property and are not located within an existing easement; and

WHEREAS, as part of New Urban's redevelopment of the New Urban Property, New Urban is willing to grant certain easements to the Civitas Association to allow some of the existing encroachments to remain on the New Urban Property, provided the Civitas Association supports New Urban's development applications and certain improvements are eliminated or relocated; and

WHEREAS, New Urban is also willing to grant the Civitas Association the exclusive use of six designated parking spaces during certain hours and the non-exclusive, shared use of twenty four vehicular parking spaces and two motorcycle parking spaces in the parking areas to be constructed on the New Urban Property, provided the Civitas Association supports New Urban's development applications and further provided New Urban and the Civitas Association enter into a mutually agreeable agreement regarding the shared use and maintenance cost of the parking areas; and

WHEREAS, New Urban and Civitas are entering into this Agreement to evidence their mutual intent and promises relating to the matters described in the above recitals; and

WHEREAS, New Urban might elect to acquire and hold title in the name of new entity or multiple entities in which event the obligations of "New Urban" under this Agreement shall automatically be assumed by and binding upon the new entity(ies), and any documents to be executed pursuant to this Agreement shall be executed in the name of the new entity(ies).

NOW, THEREFORE, in consideration of Ten Dollars (\$10.00), the mutual promises contained in this Agreement, and other good and valuable consideration, the receipt, adequacy, and sufficiency of which is hereby acknowledged, New Urban and Civitas agree to be bound by the following terms and conditions.

ARTICLE I – INCORPORATION OF RECITALS

1.1 **Incorporation of Recitals.** The recitals set forth above are true and correct and are incorporated herein by this reference.

ARTICLE II – NEW URBAN’S COVENANTS

2.1 **Granting of Easements.** New Urban will grant certain easements in favor of the Civitas Association, and its successors in interest, to allow the existing Civitas encroachments to remain on the New Urban Property. The form of the Easement Agreement shall be substantially similar to the form attached to this Agreement as Exhibit “C”. Specifically, New Urban will grant easements allowing Civitas to leave its grease trap, electrical transformer, backflow preventer, trash dumpster and a portion of a roof overhang in place. New Urban will be responsible to have its surveyor stake the exact location of the easements and prepare a sketch of a legal descriptions to be attached to the Easement Agreement. The Easement Agreement will be executed and recorded in the public records of Martin County, Florida, following New Urban’s receipt of approval of its site plan and closing on its purchase of the New Urban Property.

2.2 **PARKING SPACES.** New Urban agrees to allow the Civitas Association, and its successors in interest, the exclusive use, from 8:00 am – 5:00 pm (Monday - Friday), of six designated parking spaces in the parking area to be located on the New Urban Property. Outside of those hours, the spaces will be shared with New Urban. New Urban also agrees to allow the Civitas Association, and its successors in interest, to share in the use of twenty four vehicular parking spaces and two motorcycle parking spaces in the parking area to be located on the New Urban Property. The exclusive and shared use of the parking spaces shall be subject to the use and maintenance restrictions in a mutually agreement Shared Parking Agreement. The form of the Shared Parking Agreement shall be substantially similar to the form attached to this Agreement as Exhibit “D”. New Urban shall be solely responsible for the location, design, permitting, and construction of the parking area, subject however to the foregoing being approved by the City of Stuart during the site planning process. New Urban shall complete construction of the parking lot before obtaining a certificate of occupancy on either of the buildings to be constructed on the New Urban Properties. New Urban shall initially be responsible for maintenance and repairs to the parking area until it turns over maintenance responsibilities to an association to be established for the development of portions of the New Urban Property (the “POA”), at which time the POA will become responsible, together with the Civitas Associations and its successors in interest, for the shared costs of maintenance and repairs of the parking area as described in the Shared Parking Agreement.

ARTICLE III – CIVITAS' COVENANTS

3.1 **Support for Development Applications.** The President, other officers, and directors of the Civitas Association agree to support the proposed redevelopment on the New Urban Property. The Civitas Association, acting through its President without the need for further approvals from the Civitas Association, will join in all applications New Urban is required to file with any governmental agencies. Further, the representatives of the Civitas Association, including its current and future officers and directors, shall not disparage New Urban's redevelopment of the New Urban Property and will speak in favor of New Urban's redevelopment at any public hearings held to approve the development of the New Urban Property or in any formal or informal communications regarding or in any way connected with the development of the New Urban Property. Civitas may withdraw its support of New Urban's development obligations if New Urban fails to comply with its obligations under Article II in good faith and in a timely manner.

3.2 **Removal of Roof Overhang.** Within ninety (90) days after the date of New Urban's closing on the purchase of the New Urban Property, the Civitas Association shall remove that portion of the roof overhang shown on Exhibit "E" to this Agreement which encroaches into the New Urban Property. New Urban (together with Courthouse Commons, LLC, and Courthouse Annex, LLC) has agreed to pay all costs and expenses in connection with the removal of the roof overhang encroachment, including (without limitation): plans and drawings, permits, labor, materials, construction, and inspections; provided however, Civitas may, at its own expense, have the roof modification plans reviewed by its own engineer for confirmation that the proposed modification will not affect the structural integrity and life expectancy of the roof. The design professionals, contractors, and suppliers will be engaged directly by the Civitas Association, but the Civitas Association agrees to act in good faith and cooperate with New Urban in connection with the design, permitting, scheduling, and re-construction of the roof. New Urban has agreed to pay up to \$5,000 for the design of the roof modifications. New Urban will provide Civitas with copies of the architectural plans for the roof modification and a report from a Florida licensed engineer confirming that the roof modification can be completed without negatively affecting the structural integrity or life expectancy of the roof. Prior to entering into a construction contract for the roof modifications, the roofing contractor shall confirm in writing that it has reviewed the plans and that it is willing to complete the work and provide a warranty to Civitas. Following the design and bidding of the roof modification, New Urban agrees to promptly pay all invoices submitted in accordance with the bid documents for construction of the roof modifications and will provide Civitas all roof-related documents after the City of Stuart approves re-construction of the roof.

3.3 **Relocation of Certain Encroachments.** Within thirty (30) days after the date of this Agreement, the Civitas Association shall have its architect, engineer, or other

professionals meet with New Urban's designated representatives to discuss the relocation and re-routing of the following encroachments on the New Urban Property: the electrical lines from transformers to Civitas building, the water and fire lines going from Civitas' DDCV to the Civitas building, and the main roof outfall for the Civitas building. The aforementioned encroachments shall be relocated by Civitas to locations on the New Urban Property which will not materially interfere with New Urban's intended redevelopment of the New Urban Property. Upon a mutual agreement regarding the new locations for the encroachments, New Urban will use good faith efforts to have the current property owner(s) grant easements for the relocated encroachments. Upon the easements being granted and recorded in the public records, Civitas shall relocate the roof outfall to the new easement area, or to a location on the Civitas Property, not more than one hundred eighty days after the date of this Agreement. The Civitas Association shall be solely responsible for all costs and expenses in connection with the removal and relocation of the roof outfall, including (without limitation): plans and drawings, permits, labor, materials, and inspections. New Urban shall be solely responsible for all costs and expenses in connection with the removal and relocation of the water lines, transformer, and electrical lines, including (without limitation): plans and drawings, permits, labor, materials, and inspections.

ARTICLE IV - CONDITIONS TO COVENANTS AND OBLIGATIONS

4.1 **Conditions to New Urban's Obligations.** New Urban's covenants and obligations under Article II are conditioned upon the Civitas Associations performing its obligations hereunder in good faith and in a timely manner, (b) New Urban obtaining all necessary development approvals, including (without limitation), site plan approval, for the redevelopment of the New Urban Property, and (c) New Urban closing on the purchase of the New Urban Property. If New Urban does not obtain all necessary development approvals for any reason, this Agreement shall automatically be terminated and of no further force or effect, and New Urban shall not have any further obligations under this Agreement.

4.2 **Conditions to Civitas's Obligations.** Civitas's covenants and obligations under Article III are conditioned upon New Urban performing its obligations hereunder in good faith and in a timely manner.

4.3 **Denial of Development Applications.** Upon denial of any of New Urban's applications for development approvals, including (without limitation) site plan approval, and expiration any applicable appeal period without an appeal pending, the Parties' respective obligations under this Agreement shall immediately cease and this Agreement shall automatically be deemed terminated and of no further force or effect. It shall be in New Urban's sole discretion to determine whether to appeal, or continue to appeal, the denial of any application for development approvals.

ARTICLE V - MISCELLANEOUS PROVISIONS

5.1 **Binding Obligations.** The covenants, promises, rights, privileges, and obligations contained in this Agreement are not personal but instead are perpetual and shall run with the land and be binding upon and inure to the benefit of the owners of the Parcels from time-to-time, and their respective heirs, personal representatives, transferees, successors, or assigns.

5.2 **Time is of the Essence.** Time is of the essence to all matters pertaining to this Agreement.

5.3 **Attorneys' Fees.** In the event of any litigation to interpret or enforce this Agreement or to recover damages arising hereunder, the prevailing party in such litigation shall be entitled to recover its costs, including reasonable attorneys' fees, incurred before, during, or after litigation and in any and all judicial, bankruptcy, reorganization, administrative, or other proceedings (including appellate proceedings), whether such proceedings arise before or after entry of a final judgment.

5.4 **Merger / Integration.** This Agreement (including any exhibits attached hereto) and any fully executed counterparts contain the entire agreement between the parties with respect to the subject matter hereof. All prior negotiations between the parties are fully and completely merged and integrated into this Agreement. This Agreement also supersedes all prior discussions, negotiations, agreements, and understandings. There are no prior or contemporaneous promises, statements, agreements, conditions undertaken, understandings, warranties, or representations, oral or written, expressed or implied, between the parties other than as set forth herein. All parties represent, warrant, and agree that all promises undertaken, agreements, representations, conditions, and stipulations that induced execution of this Agreement are expressly set forth herein and are fully and completely merged and incorporated herein. The parties further agree that any promise or agreement, not expressly set forth and in writing and signed by both parties cannot be relied upon and will not be valid or enforceable. This Paragraph cannot be waived by conduct or oral agreement.

5.5 **No Modifications or Waivers Unless in Writing.** No new agreements or modifications, alterations, changes, waivers, or discharges to this Agreement shall be valid and enforceable unless in writing and signed by all parties who have entered into any such agreement or modification. Similarly, no consent or approval required pursuant to this Agreement shall be effective unless the same shall be in writing and signed by the party to be charged. This provision may not be waived by conduct or oral agreement.

5.6 **Waiver of Jury Trial.** THE PARTIES HERETO DO HEREBY KNOWINGLY, VOLUNTARILY, INTENTIONALLY, UNCONDITIONALLY, AND IRREVOCABLY WAIVE ANY RIGHT ANY PARTY MAY HAVE TO A JURY TRIAL IN EVERY JURISDICTION IN ANY ACTION, PROCEEDING, CLAIM, OR COUNTERCLAIM BROUGHT BY EITHER OF THE PARTIES HERETO AGAINST THE OTHER OR THEIR RESPECTIVE SUCCESSORS OR ASSIGNS, IN RESPECT OF ANY MATTER ARISING OUT OF OR IN CONNECTION WITH THIS AGREEMENT OR ANY OTHER DOCUMENT EXECUTED AND DELIVERED BY EITHER PARTY IN CONNECTION HERewith (INCLUDING, WITHOUT LIMITATION, ANY ACTION TO RESCIND OR CANCEL THIS AGREEMENT AND ANY CLAIM OR DEFENSE ASSERTING THAT THIS AGREEMENT WAS FRAUDULENTLY INDUCED OR IS OTHERWISE VOID OR VOIDABLE). THE RIGHT TO A JURY TRIAL IS HEREBY EXPRESSLY AND COMPLETELY WAIVED AND RELEASED BY ALL PARTIES. ALL PARTIES FURTHER ACKNOWLEDGE AND ADMIT THAT THIS WAIVER AND RELEASE OF THE RIGHT TO JURY TRIAL IS A MATERIAL INDUCEMENT FOR THE PARTIES HERETO TO ENTER INTO THIS AGREEMENT AND SHALL SURVIVE THE FULL PERFORMANCE OR TERMINATION OF THIS AGREEMENT. THE PARTIES FURTHER AGREE NOT TO SEEK CONSOLIDATION WITH ANY ACTION IN WHICH A JURY TRIAL HAS NOT BEEN WAIVED OR WITH AN ACTION, CLAIM, OR DEFENSE IN WHICH A JURY TRIAL CANNOT BE WAIVED.

5.7 **Neutral Interpretation.** The terms and conditions set forth in this Agreement are the product of arms-length negotiations and mutual draftsmanship and/or review by counsel for the parties, each having the opportunity to be represented by counsel. This Agreement shall be given a fair, reasonable, and neutral construction in accordance with the intentions of the parties hereto and without regard to or aid of canons requiring construction against any party which drafted this Agreement or any provision thereof. The parties agree and acknowledge that each has reviewed this Agreement and any ambiguities in this Agreement or in any other agreement prepared or to be entered into in connection with this Agreement shall not be construed against any party because of the draftsmanship, but this Agreement shall be interpreted in a neutral fashion consistent with the intent of the parties as stated herein.

5.8 **Severability.** Any provision of this Agreement, which is prohibited or unenforceable in any jurisdiction shall, as to such jurisdiction only, be ineffective only to the extent of such prohibition or unenforceability without invalidating the remaining provisions hereof or affecting the validity or enforceability of such provision in any other jurisdiction. If any provision of this Agreement shall be unenforceable or invalid, the same shall not affect the remaining provisions of this Agreement. To this end, the provisions of this Agreement are intended to be and shall be severable.

5.9 **Binding Effect.** This Agreement and the terms, conditions, covenants, provisions, representations, and warranties herein contained, shall inure to the benefit of, and shall be binding upon the parties and their respective heirs, executors, administrators, personal representatives, successors, and assigns (when assignment permitted as set forth herein) of the parties hereto.

5.10 **Execution in Counterparts.** This Agreement may be executed in one or more counterparts, each of which so executed and delivered shall be deemed an original, but all of which taken together shall constitute but one and the same instrument. A signature by facsimile, email, or electronic means shall be deemed to be an original signature and is entitled to the same legal consideration, validity, and enforceability as a signed original for the purposes expressed herein and shall be considered an original for evidentiary purposes in any court of law or administrative proceeding.

5.11 **Incorporation of Exhibits.** Each of the exhibits and schedules referred to herein and attached hereto, if any, are incorporated herein by this reference.

5.12 **Headings.** The caption headings in this Agreement are for convenience only and are not intended to be a part of this Agreement and shall not be construed to modify, explain, or alter any of the terms, covenants, or conditions herein contained.

5.13 **Venue.** This Agreement shall be interpreted and enforced in accordance with the laws of the State of Florida, and venue for any litigation hereunder shall be Monroe County, Florida.

5.14 **No Waiver.** No waiver of any provision of this Agreement shall be valid unless in writing and signed by the person against whom it is sought to be enforced. The failure of either party, at any time, to insist upon strict performance of any condition shall not be construed as a waiver at any other time. Any party's delay or omission in the exercise of any right or remedy accruing on any default or in the doing of any matters or things permitted to be done by that party under the terms and provisions of this Agreement shall not impair any such right or remedy or be construed to be a waiver of any such default or acquiescence thereto. Every such right or remedy may be exercised from time to time and as often as it is deemed expedient by that party.

5.15 **Miscellaneous.** The use of any gender shall include all other genders. The singular shall include the plural and vice versa. Use of the words "herein," "hereof," "hereunder," and any other words of similar import refer to this Agreement as a whole and not to any particular article, section, or other paragraph of this Agreement unless specifically noted otherwise in this Agreement. Wherever used herein the term New Urban shall include singular and plural, heirs, legal representatives, agents, officers, directors, employees, and

assigns, and the successors and assigns thereof, wherever the context so admits or requires. Wherever used herein the terms Civitas Association shall include singular and plural, jointly and severally, the current officers and directors of the Civitas Association, and their respective successors in office, legal representatives, agents, and assigns thereof, wherever the context so admits or requires.

(This space left blank intentionally – signatures continued on next page)

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals the day and year first written above.

NEW URBAN:

Signed, sealed and delivered
in the presence of:

NEW URBAN COMMUNITIES, L.L.C., a Florida
limited liability company

By: NEW URBAN COMMUNITIES
CORPORATION, a Florida corporation

By: [Signature]
KEVIN E. RICKARD, as President
(Seal)

[Signature]
Signature of first witness

Timothy Hernandez
Printed name of first witness

[Signature]
Signature of second witness

Andrew VanValin
Printed name of second witness

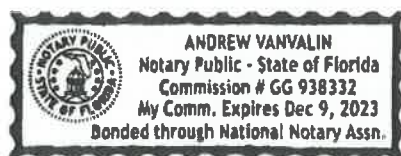
STATE OF FLORIDA }
 }SS:
COUNTY OF PALM BEACH }

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this 30th day of January, 2020, by KEVIN E. RICKARD, as President of NEW URBAN COMMUNITIES CORPORATION, a Florida corporation, as Manager of NEW URBAN COMMUNITIES, L.L.C., a Florida limited liability company, and that he acknowledged executing the same for such corporation and limited liability company, freely and voluntarily, under authority duly vested in him by said corporation and limited liability company, and that said individual: ☒ is personally known to the undersigned or [] produced a _____
_____ for identification purposes.

[Notary Seal Here]

[Signature]
NOTARY PUBLIC – State of Florida

My Commission Expires: Dec 9, 2023



Signed, sealed and delivered
in the presence of:

B. Rickle
Signature of first witness

Brianna Rickle
Printed name of first witness

[Signature]
Signature of second witness

Sherry Webber
Printed name of second witness

CIVITAS:

CIVITAS PLACE CONDOMINIUM
ASSOCIATION, INC., a Florida non-for-
profit corporation

By: [Signature]
Glenn J. Webber, Esq., as President

{Seal}

STATE OF FLORIDA }
 }SS:
COUNTY OF MARTIN }

The foregoing instrument was acknowledged before me, by means of ☒ physical
presence or ☐ online notarization, this 23RD day of January, 2020, by Glenn J.
Webber, Esq., as President of CIVITAS PLACE CONDOMINIUM ASSOCIATION,
INC., a Florida not-for-profit corporation, and that he acknowledged executing the same
for such not-for-profit corporation, freely and voluntarily, under authority duly vested in
him by said not-for-profit corporation, and that said individual X is personally known to
the undersigned or [] produced a _____
_____ for identification purposes.

[Notary Seal Here]

T. Begley
NOTARY PUBLIC – State of Florida
My Commission Expires:

Civitas – Agreement – Main – v01d



Exhibit "A"
[Legal Description – Parcel A]

Parcel 1:

Lots 21, 22, 39 and 40, less and excepting the North 15 feet of Lot 39, and also less and excepting all rights of way, including the South 25 feet of Lots 21 and 40, HIGH SCHOOL SUBDIVISION, according to the plat thereof, recorded in Plat Book 2, Page 85, of the Public Records of Palm Beach (Now Martin) County, Florida.

Parcel 2:

Lot 23, less the Westerly Four (4) feet thereof, HIGH SCHOOL SUBDIVISION, according to the Plat thereof, recorded in Plat Book 2, Page 85, of the Public Records of Palm Beach (Now Martin) County, Florida.

Parcel 3:

Lot 38, together with the North Fifteen (15) feet of Lot 39, Lot 41, less the South twenty five (25) feet thereof for street right of way purposes, and Lots 42, 43, 44 and 45, HIGH SCHOOL SUBDIVISION, according to the Plat thereof, recorded in plat Book 2, Page 85, of the Public Records of Palm Beach (Now Martin) County, Florida.

Less and Except from the above described Parcels 1, 2 and 3, that portion thereof submitted as Phase 1 of CIVITAS PLACE CONDOMINIUM, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 2281, Page 439, as amended in Official Records Book 2282, Page 118, of the Public Records of Martin County, Florida.

Parcel 4:

Lot 46 according to the Plat of HIGH SCHOOL SUBDIVISION, as recorded in Plat Book 2, Page 85, Public Records of Palm Beach (Now Martin) County, Florida, less that portion conveyed to the City of Stuart by Deed recorded in Official Records Book 317, Page 226, of the Public Records of Martin County, Florida.

Exhibit "B"
[Legal Description – Parcel B]

Phase 1 of CIVITAS PLACE CONDOMINIUM, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 2281, Page 439, and all exhibits and amendments thereto, as amended in Official Records Book 2282, Page 118, of the Public Records of Martin County, Florida.

Exhibit "C"
[Easement Agreement]



This document was prepared by
and record and return to:

John C. Primeau, Esq.
Law Firm of John C. Primeau, P.A.
2625 Weston Road
Weston, FL 33331
File No. 9172-22

EASEMENT AGREEMENT

This EASEMENT AGREEMENT (the "Easement Agreement"), effective this 30th day of January, 2020, is executed and entered into by NEW URBAN COMMUNITIES, LLC, a Florida limited liability company, whose address is: 200 Congress Park Drive, Suite 201, Delray Beach, FL 33445 ("New Urban" or "Grantor") and CIVITAS PLACE CONDOMINIUM ASSOCIATION, INC., a Florida non-for-profit corporation, whose address is: 101 E. Ocean Blvd., Suite 203, Stuart, FL 34994 ("Civitas" or "Grantee") [New Urban and Civitas are sometimes referred to as the "Parties"].

(Wherever used in this instrument the terms "Grantor" and "Grantee" include all the parties to this instrument and the legal representatives, personal representatives, heirs, and assigns of individuals, and the successors and assigns of corporations, partnerships (including joint ventures), limited liability companies, public bodies, and quasi-public bodies.)

WHEREAS, New Urban is the current owner of the real property more fully described on Exhibit 1 attached hereto and made a part hereof (hereinafter, the "New Urban Property" or "Grantor's Property"); and

WHEREAS, Civitas Association is a condominium association and is the current owner of the real property described on Exhibit 2 attached hereto and made a part hereof (hereinafter, the "Civitas Property" or "Benefitted Property") [the Grantor's Property and the Benefitted Property are sometimes collectively referred to as the "Parcels"]; and

WHEREAS, certain improvements relating to the Civitas Phase I Condominium are located on and within, and allegedly encroach upon, the New Urban Property and are not located within an existing easement; and

WHEREAS, Grantor and Grantee have determined that that it is in the best interests for Grantor to grant, and Grantee to accept, a non-exclusive, perpetual easement for access, ingress, egress, utilities, and drainage in, over, under, and across a portion of the Grantor's Property as described on Exhibit 3 attached hereto and made a part hereof (hereafter referred

to as the "Easement Parcel), such easement being appurtenant to the Grantor's Property and the Benefitted Property [the Grantor's Property, Benefitted Property, and Easement Parcel are collectively sometimes referred to as the "Parcels"]; and

WHEREAS, Grantor and Grantee are entering into this Agreement to set forth the terms, conditions, obligations, responsibilities, rights, and privileges appurtenant to the Parcels in connection with the easements being granted and conveyed by Grantor and accepted by Grantee.

NOW THEREFORE, in consideration of Ten Dollars (\$10.00) each in hand paid to the other, the parties agree as follows:

1. **Incorporation of Recitals.** The recitals set forth above are true and correct, form a material part of this Easement Agreement, and are fully incorporated herein.

2. **Grant of Easement for Portion of Roof Overhang.** Grantor hereby gives, grants, bargains, and conveys to Grantee a perpetual, non-exclusive, appurtenant easement over the real property described as "Easement Parcel #1" on Exhibit 3 attached hereto and made a part hereof for the purposes of repairing, reconstructing, and maintaining (but not expanding or increasing) the existing roof overhang currently located over Easement Parcel #1 (the "Roof Overhang Easement"). The Roof Overhang Easement is granted subject to the following terms, conditions, and agreements:

a. Grantor hereby reserves the right to utilize and use Easement Parcel #1 by constructing, re-constructing, repairing, improving, maintaining, and replacing paved roadways, sidewalks, grass, utilities, drainage, and landscaping (the "improvements") in and on Easement Parcel #1. Any such construction, re-construction, repairs, improvements, maintenance, and replacement activities and operations on Easement Parcel #1 shall be at the sole cost and expense of Grantor; shall be made in the sole and exclusive judgment and discretion of Grantor; and shall be performed to comply with the requirements of the City of Stuart Code of Ordinances. Prior to undertaking any such activities or operations, Grantor shall obtain the necessary permits, if any, required by governmental agencies or entities. The property owner's association (POA), to be established for the development on the Grantor's Property, shall remain responsible indefinitely for the construction, re-construction, repairs, improvements, maintenance, and replacement activities and operations of the improvements within Easement Parcel #1. New Urban shall be responsible for such maintenance until it turns over maintenance responsibilities to the POA, at which point the POA will become responsible for the aforescribed maintenance obligations.

b. As provided in that separate Agreement being entered into by New Urban and Civitas contemporaneously with the execution of this Easement Agreement,

Grantee shall execute a contract with a licensed contractor for the repair, replacement, and reconstruction of the existing roof overhang currently located over Easement Parcel #1, but Grantor shall be solely responsible for the cost of the contractor to repair, replace, and reconstruct the existing roof overhang currently located over Easement Parcel #1. If any repairs, replacements, reconstruction, or maintenance of the roof overhang by Grantee or Grantee's contractor damage, disturb, or require the removal of any improvements constructed by Grantor in, under, over, along, and across Easement Parcel #1, Grantee shall be solely responsible for repairing, replacing, or reconstructing the improvements at Grantee's sole cost and expense. Any such repairs, replacement, and reconstruction of the improvements shall be in compliance with the requirements of the City of Stuart Code of Ordinances and shall be made to substantially preserve and reflect the appearance of the improvements before Grantee repaired, replaced, reconstructed, or maintained the roof overhang.

c. The existing roof overhang may not be enlarged or expanded. When Civitas replaces or reconstructs that portion of the roof which overhangs above Easement Parcel #1, the Civitas roof shall be redesigned and reconstructed to eliminate the encroachment into Easement Parcel #1. Upon completion of the construction of the new roof on the Civitas Property and final approval of all inspections by the City of Stuart, Civitas shall execute and deliver to New Urban a Release of Easement, the form and content of which shall be approved by New Urban's counsel in his reasonable discretion, which shall release the Roof Overhang Easement and which shall be recorded in the public records of Martin County, Florida.

3. **Grant of Easement for Grease Traps.** Grantor hereby gives, grants, bargains, and conveys to Grantee a perpetual, non-exclusive, appurtenant easement in, over, under, and across the real property described as "Easement Parcel #2" on Exhibit 3 attached hereto and made a part hereof for the purposes of repairing, reconstructing, and maintaining (but not expanding or increasing) the existing grease traps currently located in, under, over, along, and across Easement Parcel #2 (the "Grease Trap Easement").

4. **Grant of Easement for DDCV.** Grantor hereby gives, grants, bargains, and conveys to Grantee a perpetual, non-exclusive, appurtenant easement in, over, under, and across the real property described as "Easement Parcel #3" on Exhibit 3 attached hereto and made a part hereof for the purposes of repairing, reconstructing, and maintaining (but not expanding or increasing) the existing double detector check valve ("DDCV") currently located in, under, over, along, and across Easement Parcel #3 (the "DDCV Easement"). The DDCV Easement is granted subject to the following terms, conditions, and agreements:

5. **Grant of Easement for Dumpster & Transformers.** Grantor hereby gives, grants, bargains, and conveys to Grantee a perpetual, non-exclusive, appurtenant easement

in, over, under, and across the real property described as "Easement Parcel #4" on Exhibit 3 attached hereto and made a part hereof for the purposes of repairing, reconstructing, accessing, and maintaining (but not expanding or increasing) the existing dumpster, transformers, and electrical lines currently located in, above, under, over, along, and across Easement Parcel #4 (the "Dumpster & Transformer Easement"). Grantor shall be entitled to share the use of the dumpster located in Easement Parcel #4 from time-to-time.

6. **Terms and Conditions of Certain Easements.** The Grease Trap Easement, DDCV Easement, and Dumpster & Transformer Easement, are all granted subject to the following terms, conditions, and agreements:

a. Grantor hereby reserves the right to utilize and use Easement Parcels #2-4 by constructing, re-constructing, repairing, improving, maintaining, and replacing paved roadways, sidewalks, grass, utilities, drainage, and landscaping (the "improvements") in, on, and over Easement Parcels #2-4. Any such construction, re-construction, repairs, improvements, maintenance, and replacement activities and operations shall be at the sole cost and expense of Grantor; shall be made in the sole and exclusive judgment and discretion of Grantor; and shall be performed to comply with the requirements of the City of Stuart Code of Ordinances. Prior to undertaking any such activities or operations, Grantor shall obtain the necessary permits, if any, required by governmental agencies or entities. The property owner's association (POA), to be established for the development on the Grantor's Property, shall remain responsible indefinitely for the construction, re-construction, repairs, improvements, maintenance, and replacement activities and operations of the improvements within Easement Parcels #2-4. New Urban shall be responsible for such maintenance until it turns over maintenance responsibilities to the POA, at which point the POA will become responsible for the aforescribed maintenance obligations.

b. Grantee shall be solely responsible for the cost of repairing, replacing, reconstructing, and maintaining the existing grease traps, DDCV, dumpsters, and transformers currently located in, under, over, along, and across Easement Parcel #2-4. If any repairs, replacements, reconstruction, or maintenance by Grantee damage, disturb, or require the removal of any improvements constructed by Grantor in, under, over, along, and across Easement Parcels #2-4, Grantee shall be solely responsible for repairing, replacing, or reconstructing the improvements at Grantee's sole cost and expense. Any such repairs, replacement, and reconstruction shall be in compliance with the requirements of the City of Stuart Code of Ordinances and shall be made to substantially preserve and reflect the appearance of the improvements before Grantee made any repairs or replacements or performed any reconstruction or maintenance.

c. Grantee shall be solely responsible for the cost of relocating the restaurant's existing vent to the front or rear of the building, but the cost of such relocation may be passed

through to the restaurant by Grantee.

7. **Non-Exclusive Use of Easements.** Grantor (including its invitees, licensees, guests, agents, successors, and assigns) may continue using Easement Parcels provided such use shall not substantially interfere with the Grantee's use of the Easement Parcels.

8. **Duration of Easements.** The duration of the easements granted herein shall be perpetual unless (i) terminated by a recorded termination agreement signed by all then-existing record title owners of the Grantor's Property and the Benefitted Property, which termination agreement may terminate some or all of the easements; or (ii) Grantee defaults under any material term in this Agreement.

9. **Warranty of Ownership.** Grantor hereby warrants and represents to Grantee that Grantor possesses fee simple title to the Easement Parcels and it is authorized to execute and deliver this Easement Agreement.

10. **Binding Obligation.** The covenants, promises, duties, rights, privileges, and obligations contained in this Easement Agreement are not personal but instead are appurtenant and shall run with the Parcels described herein and be binding upon and inure to the benefit of the owners of the Parcels from time-to-time, and their respective heirs, personal representatives, transferees, successors, or assigns.

11. **Severability.** Any provision of this Easement Agreement which is prohibited or unenforceable in any jurisdiction shall, as to such jurisdiction only, be ineffective only to the extent of such prohibition or unenforceability without invalidating the remaining provisions hereof or affecting the validity or enforceability of such provision in any other jurisdiction. If any provision of this Easement Agreement shall be unenforceable or invalid, the same shall not affect the remaining provisions of this Easement Agreement. To this end, the provisions of this Easement Agreement are intended to be and shall be severable.

12. **Miscellaneous.** The use of any gender shall include all other genders. The singular shall include the plural and vice versa. Use of the words "herein," "hereof," "hereunder," and any other words of similar import refer to this Agreement as a whole and not to any particular article, section, or other paragraph of this Agreement unless specifically noted otherwise in this Agreement.

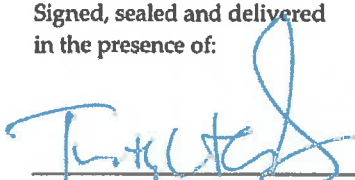
{This space left blank intentionally – signatures on next page}

IN WITNESS WHEREOF, Grantor has executed this instrument the day and year first above written.

NEW URBAN / GRANTOR:

Signed, sealed and delivered
in the presence of:

**NEW URBAN COMMUNITIES, L.L.C., a Florida
limited liability company**



Signature of first witness

Timothy C. Hernandez

Printed name of first witness



Signature of second witness

Andrew VanValin

Printed name of second witness

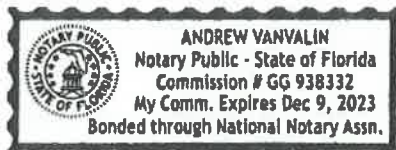
By: NEW URBAN COMMUNITIES
CORPORATION, a Florida corporation


By: _____
KEVIN E. RICKARD, as President
(Seal)

STATE OF FLORIDA)
)SS:
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this 30th day of January, 2020, by KEVIN E. RICKARD, as President of NEW URBAN COMMUNITIES CORPORATION, a Florida corporation, as Manager of NEW URBAN COMMUNITIES, L.L.C., a Florida limited liability company, and that he acknowledged executing the same for such corporation and limited liability company, freely and voluntarily, under authority duly vested in him by said corporation and limited liability company, and that said individual: [☒] is personally known to the undersigned or [] produced a _____
_____ for identification purposes.

[Notary Seal Here]





NOTARY PUBLIC – State of Florida
My Commission Expires: Dec. 9, 2023

ACCEPTANCE BY GRANTEE

The foregoing Easement Agreement is hereby accepted by the Grantee this 23rd day of JANUARY, 20192020.

CIVITAS / GRANTEE:

*Signed, sealed and delivered
in the presence of:*

**CIVITAS PLACE CONDOMINIUM
ASSOCIATION, INC., a Florida non-for-
profit corporation**

B. Rickle
Signature of first witness

By: Glenn J. Webber, Esq., as President

Brianna Rickle
Printed name of first witness

{Seal}

[Signature]
Signature of second witness

Glenn J. Webber
Printed name of second witness

STATE OF FLORIDA }
 }SS:
COUNTY OF MALDEN }

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this 23rd day of JANUARY, 2020, by Glenn J. Webber, Esq., as President of CIVITAS PLACE CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation, and that he acknowledged executing the same for such not-for-profit corporation, freely and voluntarily, under authority duly vested in him by said not-for-profit corporation, and that said individual [Signature] is personally known to the undersigned or [] produced a

_____ for identification purposes. — ***I HEREBY CERTIFY*** that on this day, before me, the undersigned officer, duly authorized in the aforesaid state and county to take acknowledgments, personally appeared Glenn J. Webber, Esq., as President of CIVITAS PLACE CONDOMINIUM ASSOCIATION, INC., a Florida non-for-profit corporation, that he acknowledged executing the same for such corporation and limited liability company, freely and voluntarily, under authority duly vested in him by said corporation and limited liability company, and that said

individual [] is personally known to the undersigned or [] produced a
_____ for identification purposes.

[Notary Seal Here]

T. Begley
NOTARY PUBLIC - State of _____
My Commission Expires:

Civitas - Agreement - Parking - v01d



Exhibit 1
[Legal Description – New Urban Property]

Parcel 1:

Lots 21, 22, 39 and 40, less and excepting the North 15 feet of Lot 39, and also less and excepting all rights of way, including the South 25 feet of Lots 21 and 40, HIGH SCHOOL SUBDIVISION, according to the plat thereof, recorded in Plat Book 2, Page 85, of the Public Records of Palm Beach (Now Martin) County, Florida.

Parcel 2:

Lot 23, less the Westerly Four (4) feet thereof, HIGH SCHOOL SUBDIVISION, according to the Plat thereof, recorded in Plat Book 2, Page 85, of the Public Records of Palm Beach (Now Martin) County, Florida.

Parcel 3:

Lot 38, together with the North Fifteen (15) feet of Lot 39, Lot 41, less the South twenty five (25) feet thereof for street right of way purposes, and Lots 42, 43, 44 and 45, HIGH SCHOOL SUBDIVISION, according to the Plat thereof, recorded in plat Book 2, Page 85, of the Public Records of Palm Beach (Now Martin) County, Florida.

Less and Except from the above described Parcels 1, 2 and 3, that portion thereof submitted as Phase 1 of CIVITAS PLACE CONDOMINIUM, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 2281, Page 439, as amended in Official Records Book 2282, Page 118, of the Public Records of Martin County, Florida.

Parcel 4:

Lot 46 according to the Plat of HIGH SCHOOL SUBDIVISION, as recorded in Plat Book 2, Page 85, Public Records of Palm Beach (Now Martin) County, Florida, less that portion conveyed to the City of Stuart by Deed recorded in Official Records Book 317, Page 226, of the Public Records of Martin County, Florida.

Exhibit 2
[Legal Description – Civitas Property]

Phase 1 of CIVITAS PLACE CONDOMINIUM, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 2281, Page 439, and all exhibits and amendments thereto, as amended in Official Records Book 2282, Page 118, of the Public Records of Martin County, Florida.

Exhibit 3
[Legal Description – _____ Easement Parcels]

[Sketch and legal descriptions to be provided by New Urban's surveyor]

Easement Parcel #----:

Easement Parcel #----:

Easement Parcel #----:

Easement Parcel #----:

Exhibit "D"
[Shared Parking Agreement]



This Instrument was prepared by

John C. Primeau, Esq.
Law Firm of John C. Primeau, P.A.
2625 Weston Road
Weston, FL 33331
File No. 9172-30

SHARED PARKING AGREEMENT

This SHARED PARKING AGREEMENT (the "Agreement"), effective this 30 day of January, 2020, is executed and entered into by **NEW URBAN COMMUNITIES, LLC, a Florida limited liability company**, whose address is: 200 Congress Park Drive, Suite 201, Delray Beach, FL 33445 ("Developer" or "New Urban") and **CIVITAS PLACE CONDOMINIUM ASSOCIATION, INC., a Florida non-for-profit corporation**, whose address is: 101 E. Ocean Blvd., Suite 203, Stuart, FL 34994 ("Civitas") [Developer and Civitas are sometimes referred to as the "Parties"].

WHEREAS, Developer is a contract vendee to purchase the real property more fully described on Exhibit 1 attached hereto and made a part hereof (hereinafter, the "Developer's Property"); and

WHEREAS, Developer intends to redevelop and make significant improvements to the Developer's Property to include, among other things, a mixed-use development with commercial and residential uses, eight residential townhouses, and parking areas, and will be seeking site plan and other developmental approvals (the "development applications") from the City of Stuart and/or Martin County; and

WHEREAS, Civitas is a condominium association and the owner of the real property described on Exhibit 2 attached hereto and made a part hereof (hereinafter, "Civitas Property") [the Developer's Property and Civitas Property are sometimes collectively referred to as the "Properties"]; and

WHEREAS, the President and Board of Directors of the Civitas Association have reviewed New Urban's development applications and are aware of and support the intended redevelopment of the Developer's Property; and

WHEREAS, the development of the Civitas Property was subject to the terms and conditions in City of Stuart Resolution No. 85-02 which was recorded in Official Records Book 1684, at Page 2850, of the public records of Martin County, Florida, and which governs the development of Civitas Phase I improvements (the "Development Agreement"); and

WHEREAS, the Civitas Phase I Development Agreement requires, among other things, that the number of on-site required parking spaces called for under the Civitas Development Agreement be lawfully permitted, constructed, and approved on the Civitas Phase I parcel within certain timeframes; and

WHEREAS, to-date, the required parking spaces called for under the Civitas Phase I Development Agreement have not been permitted, constructed, and approved by the City of Stuart; and

WHEREAS, Developer is willing to grant a license to Civitas for the exclusive use of six designated parking spaces during certain hours and the non-exclusive, shared use of twenty four vehicular parking spaces and two motorcycle parking spaces in the parking areas to be constructed by Developer on the Developer's Property, together with an easement for ingress, egress, and access to the parking area, provided Developer and Civitas enter into a mutually agreeable agreement regarding the shared use and maintenance cost of the shared parking spaces; and

WHEREAS, New Urban and Civitas are entering into this Agreement to evidence their mutual intent and promises relating to the matters described in the above recitals.

NOW, THEREFORE, in consideration of Ten Dollars (\$10.00), the mutual promises contained in this Agreement, and other good and valuable consideration, the receipt, adequacy, and sufficiency of which are hereby acknowledged, Developer and Civitas agree to be bound by the following terms and conditions.

ARTICLE I – INCORPORATION OF RECITALS

1.1 Incorporation of Recitals. The recitals set forth above are true and correct and are incorporated herein by this reference.

ARTICLE II – COVENANTS REGARDING PARKING LOT

2.1 Construction of Parking Lot. Developer will install and construct, at its sole cost and expense, a parking lot on that portion of the Developer's Property depicted on Exhibit 3 attached hereto and made a part hereof (the "Parking Lot"). The number and location of the parking spaces, design and configuration of the parking area, materials, ingress and egress, landscaping, lighting, and signage shall be determined by Developer and its consultants in their sole and absolute discretion, provided the design meets the requirements of the City of Stuart Code of Ordinances and is approved by the City of Stuart during the site plan review and approval of Developer's Property and provides the number of spaces described in this Agreement. The exact timing of the construction of the Parking

Lot shall be determined solely by Developer and shall not commence until all development approvals are received; provided however, New Urban shall complete construction of the parking lot before obtaining a certificate of occupancy on either of the buildings to be constructed on the Developer's Property.

2.2 Shared Use of Parking Lot. Developer hereby establishes, declares, and grants to Civitas a non-exclusive license for (i) six designated vehicular parking spaces from 8:00 am – 5:00 pm (Monday - Friday) (the ("exclusive hours") (the six spaces during the exclusive hours are referred to as the "designated spaces") for the exclusive use of the individual owners within the Civitas condominium from time-to-time (including their licensees, invitees, and guests); and (ii) the non-exclusive, shared use and privilege of the individual owners within the Civitas condominium from time-to-time (including their licensees, invitees, and guests) and the individual owners within the New Urban Property from time-to-time (including their licensees, invitees, and guests) to park passenger vehicles in twenty four unreserved parking spaces and to park motorcycles in the two motorcycle parking spaces, together with the designated spaces outside of the hours of 8:00 am – 5:00 pm (Monday - Friday), (collectively, the "shared spaces") in the completed Parking Lot without charge on a first-come / first-serve basis (collectively, the "Parking License"). The Parking License shall apply to the designated spaces and shared spaces within the Parking Lot as indicated on Exhibit 3. New Urban will install signage indicating which spaces are designated spaces and which spaces are shared spaces. Civitas shall not be entitled to install any signage, notices, or barricades on any parking spaces or within or near the Parking Lot. The use of the shared spaces under the Parking License shall be shared with the owners of the Developer's Property from time-to-time, and their respective licensees, invitees, and guests. Notwithstanding anything in this Agreement to the contrary, Developer, on behalf of itself and its successors in interest, reserves the right to use and to control the Parking Lot in a manner that is not inconsistent with the designated and shared usage rights granted Civitas pursuant to this Agreement.

2.2.1 Reserved Spaces. The Parking License in favor of Civitas shall not include any "tuck under" covered parking spaces shown on Exhibit 3 (the "Reserved Spaces") which are reserved for the sole and exclusive use of the owners of Developer's Property from time-to-time, and their respective licensees, invitees, and guests. Developer (prior to turnover) and the Parking POA (after turnover) (see section 2.3 below) reserve the right post signage restricting the use of the Reserved Spaces and to have any improperly parked vehicles removed from the Reserved Spaces at the vehicle owners' expense.

2.3 Maintenance of Parking Lot. Developer shall be responsible for performing maintenance and making repairs to the Parking Lot until Developer turns over maintenance responsibilities to a property owner's association to be established by Developer for the maintenance and repair of the Parking Lot (the "Parking POA"), at which time the Parking

POA will become responsible for performing maintenance and making repairs to the Parking Lot. Developer (prior to turnover) and the Parking POA (after turnover) shall maintain the Parking Lot in a good condition and repair, ordinary wear and tear excepted, sufficient for the use of the parking spaces for parking of passenger vehicles. The maintenance and repair of the Parking Lot shall include, but not be limited to: asphalt repair, striping, seal coating, lighting, drainage, landscaping, irrigation, signage, and lot sweeping. Developer (prior to turnover) and the Parking POA (after turnover) reserve the right to remodel, reconfigure, or restripe the Parking Lot from time-to-time without the requirement to obtain any consent or authorization from Civitas, provided that the number of designated spaces and shared spaces available for Civitas' use after completion of the work complies with Section 2.2 of this Agreement. Any reconfiguration of the Parking Lot by Developer to add additional parking spaces, shall not increase the number of designated spaces or shared spaces available for the use of Civitas. Civitas shall not be entitled to any compensation for loss of use of the Parking Lot during any times when maintenance, repairs, or replacement is being performed.

2.3.1 Parking POA. The Parking POA will be a separate association established solely for the management and maintenance of the Parking Lot. Civitas and Developer, and their respective successors and assigns, (collectively, the "POA Members") shall be members in the Parking POA. The timing of Developer's turnover of the Parking Lot to the Property POA shall be in Developer's sole discretion. The manager of the Parking POA ("Manager") shall designate from time-to-time one or more individuals to be responsible for managing the Parking Lot, including budgeting, maintaining Parking POA funds, and arranging for third parties to perform maintenance, repairs, and replacement of the Parking Lot.

2.4 Shared Maintenance Cost of Parking Lot. In consideration of the Parking License granted to Civitas, Civitas and Developer agree to share the cost of maintenance and repairs to the Parking Lot based on the square footage of their respective buildings. Based on the square footage of the existing Civitas building (15,322 SF) and the proposed square footage of Developer's buildings (46,800 SF) not yet constructed, Civitas shall pay 24.66% of the annual costs related to the parking lot, and Developer shall pay 75.34% of the annual costs related to the parking lot (each respectively referred to as that POA Member's "percentage share").

a. The Manager of the Parking POA shall prepare an estimated budget for each calendar year for Parking Lot expenses ("budgeted parking expenses") and shall provide the budgeted parking expenses to the POA Members on an annual basis. The POA Members shall each pay their respective percentage share of the budgeted parking expenses to the Parking POA within forty-five (45) days. If the actual costs incurred by the Parking POA exceed the budgeted amounts ("overages"), the POA Members shall each pay its respective percentage share of the overages [overages are calculated as the difference

between the actual amount incurred less the amount prepaid by the Members) within thirty days. If either POA Member fails to pay its percentage share of the budgeted parking expenses or overages within forty-five (45) days, the Parking POA shall provide the non-paying POA Member written notice of the default and a twenty (20) day cure period ("Cure Period") to pay the outstanding amounts in full. If Civitas fails to pay any outstanding amount to Parking POA in full after the forty-five (45) day period, and expiration of the Cure Period, Developer shall be entitled to terminate this Agreement and the Declaration for the Parking POA.

b. Any costs and expenses for maintenance and repairs of the Parking Lot not exceeding \$1,000.00 in any one instance may be incurred and paid by the Manager from the Property POA's funds in his/her sole discretion without soliciting multiple bids.

c. The costs and expenses for maintenance and repairs of the Parking Lot exceeding \$1,000.00 shall be determined by Manager soliciting three (3) separate bids from qualified paving/development companies, and shall include all costs associated with the maintenance, repairs, or replacement, including (but not limited to): design and engineering, drainage, pavement, resurfacing, fixing potholes, curbs, striping, lighting and landscaping. The Manager shall be entitled to select from one of the two lower priced bids.

2.5 Access Easement. In furtherance of the use of the Parking License, Developer hereby gives, grants, bargains, and sells unto Civitas (including the individual owners within the Civitas Property and their licensees and invitees) a non-exclusive easement for vehicular and pedestrian ingress, egress, and access across, over, and through the driveways, drive lanes, and parking areas located within the Parking Lot described on attached Exhibit 3. The easement granted in this section shall automatically terminate upon the expiration or termination of the Parking License.

2.6 Approval by City. Civitas acknowledges that the 23 parking spaces provided under this Agreement satisfies the parking requirements imposed by the City of Stuart under the Civitas Development Agreement.

2.7 Term of Agreement. This Declaration shall be recorded in the Public Records of Martin County, Florida, and shall run with the land described as Exhibit 1, Exhibit 2, and Exhibit 3 and shall be binding on all persons and entities acquiring title to or use of the land on which the Parking Lot is constructed. This Agreement shall continue in perpetuity and can only be terminated if: (i) replacement parking for Civitas has been approved by the City of Stuart; (ii) the Civitas Property is no longer used for the existing Civitas condominium, and in both events written notice of termination of this agreement has been provided to the other party at least sixty (60) days prior to the termination date; or (iii) the Civitas Property is able to meet its minimum parking requirements without using the Parking Lot or the street

parking and gives written notice of termination to Developer or the Parking POA at least sixty (60) days before the termination date.

2.8 **Enforcement.** Any party to this Agreement, including their respective successors and assigns, may enforce these restrictive covenants by action at law or in equity against any person or persons, entity or entities (including the Parking POA), violating or attempting to violate the terms of the covenants and restrictions in this Agreement. In the event of any alleged default by any party under this Declaration, the non-defaulting party shall provide the defaulting party with a written notice of violations of any provision of this Declaration and allow the defaulting party thirty (30) days to cure the violation. Failing corrective action by the defaulting party, the non-defaulting party shall have the right to seek injunctive relief and/or monetary damages by filing an action for such relief in the appropriate court.

2.9 **Indemnification / Hold Harmless.** Civitas hereby agrees to indemnify, defend, and hold Developer (prior to turnover) and the Parking POA (after turnover) harmless from and against any and all claims, judgments, damages, losses, penalties, fines, demands, liabilities, encumbrances, liens, costs and expenses (including reasonable attorneys' fees, court costs and costs of appeal) actually suffered or incurred by Developer or the Parking POA, to the extent directly arising out of or resulting from damage or injury to persons or property caused by Civitas' use of the Parking Lot (including Civitas' individual owners, and their licensees, invitees, and guests), but excluding those arising from a negligent pre-existing condition on or about the Parking Lot or caused by the negligent or willful acts of Developer or the Property POA and their agents, licensees, invitees, and guests (which shall not include Civitas or any party acting on its behalf), employees, tenants, or contractors.

ARTICLE V - MISCELLANEOUS PROVISIONS

5.1 **Binding Obligations.** The covenants, promises, rights, privileges, and obligations contained in this Agreement are not personal but instead shall run with the land and be binding upon and inure to the benefit of the owners of the Parcels from time-to-time, and their respective heirs, personal representatives, transferees, successors, or assigns. Without limiting the appurtenant nature of this Agreement, Civitas shall not have the right to encumber, pledge, or license to any person or entity its Parking License or easement rights under this Agreement.

5.2 **Time is of the Essence.** Time is of the essence to all matters pertaining to this Agreement.

5.3 **Attorneys' Fees.** In the event of any litigation to interpret or enforce this Agreement or to recover damages arising hereunder, the prevailing party in such litigation

shall be entitled to recover its costs, including reasonable attorneys' fees, incurred before, during, or after litigation and in any and all judicial, bankruptcy, reorganization, administrative, or other proceedings (including appellate proceedings), whether such proceedings arise before or after entry of a final judgment.

5.4 **Merger / Integration.** This Agreement (including any exhibits attached hereto) and any fully executed counterparts contain the entire agreement between the parties with respect to the subject matter hereof. All prior negotiations between the parties are fully and completely merged and integrated into this Agreement. This Agreement also supersedes all prior discussions, negotiations, agreements, and understandings. There are no prior or contemporaneous promises, statements, agreements, conditions undertaken, understandings, warranties, or representations, oral or written, expressed or implied, between the parties other than as set forth herein. All parties represent, warrant, and agree that all promises undertaken, agreements, representations, conditions, and stipulations that induced execution of this Agreement are expressly set forth herein and are fully and completely merged and incorporated herein. The parties further agree that any promise or agreement, not expressly set forth and in writing and signed by both parties cannot be relied upon and will not be valid or enforceable. This Paragraph cannot be waived by conduct or oral agreement.

5.5 **No Modifications or Waivers Unless in Writing.** No new agreements or modifications, alterations, changes, waivers, or discharges to this Agreement shall be valid and enforceable unless in writing and signed by all parties who have entered into any such agreement or modification. Similarly, no consent or approval required pursuant to this Agreement shall be effective unless the same shall be in writing and signed by the party to be charged. This provision may not be waived by conduct or oral agreement.

5.6 **Waiver of Jury Trial.** THE PARTIES HERETO DO HEREBY KNOWINGLY, VOLUNTARILY, INTENTIONALLY, UNCONDITIONALLY, AND IRREVOCABLY WAIVE ANY RIGHT ANY PARTY MAY HAVE TO A JURY TRIAL IN EVERY JURISDICTION IN ANY ACTION, PROCEEDING, CLAIM, OR COUNTERCLAIM BROUGHT BY EITHER OF THE PARTIES HERETO AGAINST THE OTHER OR THEIR RESPECTIVE SUCCESSORS OR ASSIGNS, IN RESPECT OF ANY MATTER ARISING OUT OF OR IN CONNECTION WITH THIS AGREEMENT OR ANY OTHER DOCUMENT EXECUTED AND DELIVERED BY EITHER PARTY IN CONNECTION HERewith (INCLUDING, WITHOUT LIMITATION, ANY ACTION TO RESCIND OR CANCEL THIS AGREEMENT AND ANY CLAIM OR DEFENSE ASSERTING THAT THIS AGREEMENT WAS FRAUDULENTLY INDUCED OR IS OTHERWISE VOID OR VOIDABLE). THE RIGHT TO A JURY TRIAL IS HEREBY EXPRESSLY AND COMPLETELY WAIVED AND RELEASED BY ALL PARTIES. ALL PARTIES FURTHER ACKNOWLEDGE AND ADMIT THAT THIS WAIVER AND RELEASE OF THE RIGHT TO JURY TRIAL IS A MATERIAL

INDUCEMENT FOR THE PARTIES HERETO TO ENTER INTO THIS AGREEMENT AND SHALL SURVIVE THE FULL PERFORMANCE OR TERMINATION OF THIS AGREEMENT. THE PARTIES FURTHER AGREE NOT TO SEEK CONSOLIDATION WITH ANY ACTION IN WHICH A JURY TRIAL HAS NOT BEEN WAIVED OR WITH AN ACTION, CLAIM, OR DEFENSE IN WHICH A JURY TRIAL CANNOT BE WAIVED.

5.7 **Neutral Interpretation.** The terms and conditions set forth in this Agreement are the product of arms-length negotiations and mutual draftsmanship and/or review by counsel for the parties, each having the opportunity to be represented by counsel. This Agreement shall be given a fair, reasonable, and neutral construction in accordance with the intentions of the parties hereto and without regard to or aid of canons requiring construction against any party which drafted this Agreement or any provision thereof. The parties agree and acknowledge that each has reviewed this Agreement and any ambiguities in this Agreement or in any other agreement prepared or to be entered into in connection with this Agreement shall not be construed against any party because of the draftsmanship, but this Agreement shall be interpreted in a neutral fashion consistent with the intent of the parties as stated herein.

5.8 **Severability.** Any provision of this Agreement which is prohibited or unenforceable in any jurisdiction shall, as to such jurisdiction only, be ineffective only to the extent of such prohibition or unenforceability without invalidating the remaining provisions hereof or affecting the validity or enforceability of such provision in any other jurisdiction. If any provision of this Agreement shall be unenforceable or invalid, the same shall not affect the remaining provisions of this Agreement. To this end, the provisions of this Agreement are intended to be and shall be severable.

5.9 **Binding Effect.** This Agreement and the terms, conditions, covenants, provisions, representations, and warranties herein contained, shall inure to the benefit of, and shall be binding upon the parties and their respective heirs, executors, administrators, personal representatives, successors, and assigns (when assignment permitted as set forth herein) of the parties hereto.

5.10 **Execution in Counterparts.** This Agreement may be executed in one or more counterparts, each of which so executed and delivered shall be deemed an original, but all of which taken together shall constitute but one and the same instrument. A signature by facsimile, email, or electronic means shall be deemed to be an original signature and is entitled to the same legal consideration, validity, and enforceability as a signed original for the purposes expressed herein and shall be considered an original for evidentiary purposes in any court of law or administrative proceeding.

5.11 **Incorporation of Exhibits.** Each of the exhibits and schedules referred to herein and attached hereto, if any, are incorporated herein by this reference.

5.12 **Headings.** The caption headings in this Agreement are for convenience only and are not intended to be a part of this Agreement and shall not be construed to modify, explain, or alter any of the terms, covenants, or conditions herein contained. Words denoting "persons" shall include firms, associations, limited liability companies, partnerships, trusts, corporations, and other legal entities, including public bodies, as well as natural persons.

5.13 **Venue.** This Agreement shall be interpreted and enforced in accordance with the laws of the State of Florida, and venue for any litigation hereunder shall be Martin County, Florida.

5.14 **No Waiver.** No waiver of any provision of this Agreement shall be valid unless in writing and signed by the person against whom it is sought to be enforced. The failure of either party, at any time, to insist upon strict performance of any condition shall not be construed as a waiver at any other time. Any party's delay or omission in the exercise of any right or remedy accruing on any default or in the doing of any matters or things permitted to be done by that party under the terms and provisions of this Agreement shall not impair any such right or remedy or be construed to be a waiver of any such default or acquiescence thereto. Every such right or remedy may be exercised from time to time and as often as it is deemed expedient by that party.

5.15 **Miscellaneous.** The use of any gender shall include all other genders. The singular shall include the plural and vice versa. Use of the words "herein," "hereof," "hereunder," and any other words of similar import refer to this Agreement as a whole and not to any particular article, section, or other paragraph of this Agreement unless specifically noted otherwise in this Agreement. Wherever used herein the term Developer shall include singular and plural, heirs, legal representatives, agents, officers, directors, employees, and assigns, and the successors and assigns thereof, wherever the context so admits or requires. Wherever used herein the terms Civitas shall include singular and plural, jointly and severally, the current officers and directors of the Civitas condominium association, and their respective successors in office, legal representatives, agents, and assigns thereof, wherever the context so admits or requires.

{This space left blank intentionally – signatures continued on next page}

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals the day and year first written above.

DEVELOPER / NEW URBAN:

NEW URBAN COMMUNITIES, L.L.C., a Florida limited liability company

By: NEW URBAN COMMUNITIES CORPORATION, a Florida corporation

By: [Signature]
KEVIN E. RICKARD, as President
(Seal)

Signed, sealed and delivered in the presence of:

[Signature]
Signature of first witness

Timothy L. Hernandez
Printed name of first witness

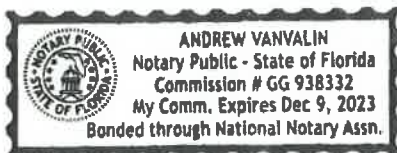
[Signature]
Signature of second witness

Andrew Van Valin
Printed name of second witness

STATE OF FLORIDA }
)SS:
COUNTY OF PALM BEACH }

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this 30th day of January, 2020, by KEVIN E. RICKARD, as President of NEW URBAN COMMUNITIES CORPORATION, a Florida corporation, as Manager of NEW URBAN COMMUNITIES, L.L.C., a Florida limited liability company, and that he acknowledged executing the same for such corporation and limited liability company, freely and voluntarily, under authority duly vested in him by said corporation and limited liability company, and that said individual: [☒] is personally known to the undersigned or [☐] produced a _____ for identification purposes.

[Notary Seal Here]



[Signature]
NOTARY PUBLIC – State of Florida
My Commission Expires: Dec. 9, 2023

Signed, sealed and delivered
in the presence of:

B. Rickle
Signature of first witness

Brianna Rickle
Printed name of first witness

[Signature]
Signature of second witness

Glenn J. Webber
Printed name of second witness

CIVITAS:

CIVITAS PLACE CONDOMINIUM
ASSOCIATION, INC., a Florida non-for-
profit corporation

By: [Signature]
Glenn J. Webber, Esq., as President

{Seal}

STATE OF FLORIDA)
)SS:
COUNTY OF MARTIN)

The foregoing instrument was acknowledged before me, by means of ☒ physical
presence or ☐ online notarization, this 23rd day of JANUARY, 2020, by Glenn J.
Webber, Esq., as President of CIVITAS PLACE CONDOMINIUM ASSOCIATION,
INC., a Florida not-for-profit corporation, and that he acknowledged executing the same
for such not-for-profit corporation, freely and voluntarily, under authority duly vested in
him by said not-for-profit corporation, and that said individual ☒ is personally known to
the undersigned or [] produced a _____
_____ for identification purposes.

[Notary Seal Here]

T. Begley
NOTARY PUBLIC – State of Florida
My Commission Expires:

Civitas – Agreement – Parking – v01d

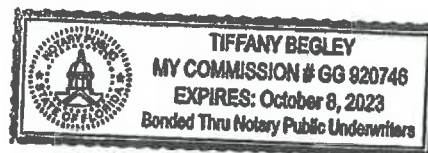


Exhibit 1
[Legal Description – Parcel A]

Parcel 1:

Lots 21, 22, 39 and 40, less and excepting the North 15 feet of Lot 39, and also less and excepting all rights of way, including the South 25 feet of Lots 21 and 40, HIGH SCHOOL SUBDIVISION, according to the plat thereof, recorded in Plat Book 2, Page 85, of the Public Records of Palm Beach (Now Martin) County, Florida.

Parcel 2:

Lot 23, less the Westerly Four (4) feet thereof, HIGH SCHOOL SUBDIVISION, according to the Plat thereof, recorded in Plat Book 2, Page 85, of the Public Records of Palm Beach (Now Martin) County, Florida.

Parcel 3:

Lot 38, together with the North Fifteen (15) feet of Lot 39, Lot 41, less the South twenty five (25) feet thereof for street right of way purposes, and Lots 42, 43, 44 and 45, HIGH SCHOOL SUBDIVISION, according to the Plat thereof, recorded in plat Book 2, Page 85, of the Public Records of Palm Beach (Now Martin) County, Florida.

Less and Except from the above described Parcels 1, 2 and 3, that portion thereof submitted as Phase 1 of CIVITAS PLACE CONDOMINIUM, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 2281, Page 439, as amended in Official Records Book 2282, Page 118, of the Public Records of Martin County, Florida.

Parcel 4:

Lot 46 according to the Plat of HIGH SCHOOL SUBDIVISION, as recorded in Plat Book 2, Page 85, Public Records of Palm Beach (Now Martin) County, Florida, less that portion conveyed to the City of Stuart by Deed recorded in Official Records Book 317, Page 226, of the Public Records of Martin County, Florida.

Exhibit 3
[Legal Description of Parking Area]

[To be prepared by New Urban's surveyor after design plans completed.]

Stuart Courthouse Project Description and Justification

August 5, 2021

Legal Description of Property

Civitas I Parcel: 04-38-41-034-001-03010-0

West Parcel: 04-38-41-006-00000-210-6

East Parcel: 04-38-41-006-00000-410-4

See legal description of parcels on survey.

Project Narrative

The proposed PUD contains the existing Civitas building and the newly proposed development. This narrative reflects only what is being proposed. The proposed development program consists of two four story, mixed-use buildings fronting SE Ocean Avenue with a total of 5778 square feet of office space on the ground floor and 52 rental apartment units on the 2nd, 3rd, and 4th floors. Parking will be located behind the mixed-use buildings in both surface spaces and tuck under spaces at the rear of the mixed-use buildings. Tuck-under parking will be reserved for residents only. The surface lots will provide parking for the commercial uses of the proposed project as well as 23 spaces for the adjacent Civitas building.

This is an exciting project that will continue the development of a civic character along SE Ocean Avenue in downtown Stuart. With the County Courthouse across the street, the planned move of City Hall to the adjacent block to the east, the applicant's proposed project can begin to lay the groundwork for a more defined Civic Center in the downtown area, with architecture to suit it.

Beyond the character impact of the proposed development, it will also introduce 52 new housing units into the downtown, bringing more yearlong residents who will live, work, shop, and eat in Stuart. Increasing the number of residents in downtown Stuart will continue to help businesses survive and thrive and can help spur

the creation of new businesses. A critical mass of residents is crucial to the health, vibrancy and economic development of a downtown core. Forty-four of these units are one-bedroom units, a critical need in the downtown area which will provide housing for lower rents than larger two and three bedroom units.

Project Standards

The current zoning for the subject property is Urban Center (UC) and the current Land Use is Downtown. The **applicant seeks a rezoning to an Urban Planned Unit Development (UPUD)** to utilize the increased design flexibility in the development, density, and parking regulations.

Table 1 below shows how we are addressing the requirements in the UC code.

Table 1: How Proposed Project Meets Underlying UC Code

Urban Center Code	Code Requirement	Provided
1. Principal Building Placement		
a. Front build-to line	0'	0'
b. Side Setback	0' min.	0'
c. Rear Setback	0' min.	40'
d. Front Façade Width	80% min.	92%
e. Via for Front Façade	6' via if façade is greater than 100'	N/A; façade is 92'
f. Front courtyard	33% of façade max.	N/A; Not setting front façade back.
2. Principal Building Height		
a. Maximum Building Height	45' if 25% or more of building is residential or hotel	45' if 25% or more of building is residential or hotel
b. Height in Old Downtown District	4 stories prohibited	N/A; Not in Old Downtown District
3. Parking		
a. Parking location	Behind the rear façade of principal building or behind a street wall.	Parking located behind principal buildings.
4. Architectural Requirements		
a. Balcony Requirement	Aggregate length of all balconies shall not be less than 50% of building façade on each level floor	50%
b. Ground Floor Openings	Aggregate width at least 50% of building facade	60%
5. Outbuildings		
a. Outbuilding Location	Shall be located behind rear façade of principal building; Minimum side setback of 5'	N/A; No outbuildings
6. Curb Cuts		
a. Frequency	No more than one curb cut shall be permitted for every 75 feet of frontage	No curb cuts along Ocean or Osceola. Along Detroit Ave is 215' of frontage and 2 curb cuts, or 1 per 107.5'

Density

Under the new density regulations in the UPUD, the breakdown of unit size and unit density is shown in Table 2 below:

Table 2: UPUD Density Calculation

Applicant			
Max Unit Size	# of Units	Unit Density	Total Unit Count
900 SF	44	0.50	22.0
1100 SF	8	0.75	6.0
Applicant Total	52	0.54	28.0
Civitas			
Max Unit Size	# of Units	Unit Density	Total Unit Count
900 SF	2	0.50	1.0
1100 SF	2	0.75	1.5
No Max	1	1.00	1.0
Civitas Total	5	0.70	3.5
PUD Total	57	0.58	31.5
PUD Acreage			1.06 acres
UPUD Density			30 units/acre
Allowed Units			31.8 units
Proposed Units			31.5 units
Proposed Density			29.7 units/acre

From Table 2, using the UPUD density calculations, the 57 residential units in the PUD count as 31.5 units. With a land area of 1.06 acres, the total residential density of the PUD will be 29.7 units/acre.

Parking

The UPUD Code also provides for an alternative parking calculation, found in Table 3 below:

Table 3: UPUD Parking Calculation

Applicant			
Max Unit Size	# of Units	Spaces/Unit	Total Parking Spaces
<900 SF	44	1.25	55.0
1100 SF	8	1.40	11.2
Applicant Total	52	1.27	66.2
Civitas			
Max Unit Size	# of Units	Spaces/Unit	Total Parking Spaces
<900 SF	2	1.25	2.5
<1100 SF	2	1.40	2.8
No Max	1	1.50	1.5
Civitas Total	5	1.40	7.0
PUD Total	57	1.28	73.2

From a more practical standpoint, the applicant's proposed residential uses are divided into categories of 1- and 2-bedroom apartments with some of each unit type having private garage parking. Ten of the applicant's units are parked at 2 spaces per unit in the dedicated, covered, tandem spaces within the mixed-use buildings. These tandem stalls will be rented out in tandem, meaning the two tandem spaces go together. This is why the 20 tandem spaces apply to only 10 residential units. Thirteen of the units will be able to rent a single tuck under space. In total, 23 units can rent tuck under garage spaces. The applicant's remaining 29 rental units are parked in shared parking at 1.27 spaces per unit per the UPUD code. The existing Civitas I building

requires 23 parking spaces, which are included in the shared parking calculation. Table 4 below shows the breakdown of the total parking provided by location.

Table 4: Total Parking Provided

Total Parking Provided	
Parking Location	Spaces
Proposed Multifamily w/ Single Garage Spaces	13
Proposed Multifamily w/ Tandem Garage Spaces	20
Handicap Spaces	3
Shared Surface Lot	35
Shared On-Street Parking	17
Total	88

Note: 2 motorcycle spaces and a bike rack will also be provided

Table 5 below shows a breakdown of the residential parking mix provided in the proposed development, while Table 6 below shows a breakdown required by code:

Table 5: Residential Parking Mix Provided

Provided			
Residential Use	Units	Spaces	Parking Ratio
Multifamily w/ Garage Spaces	23	33.0	1.43/unit
Multifamily w/o Garage Spaces	29	37.0	1.27/unit
Civitas Residential	5	7.0	1.40/unit
Total	57	77.0	1.35/unit

Table 6: Residential Parking Mix Required by Code

Code Requirement			
Residential Use	Units	Spaces	Parking Ratio
Multifamily <900 SF	44	55	1.25/unit
Multifamily <1100 SF	8	11.2	1.4/unit
Civitas Residential	5	7	1.4/unit
Total	57	73.2	1.28/unit

From Tables 5 and 6 above, the applicant is only required to provide 73 parking spaces for the residential units in the PUD. In reality, the applicant is providing 77 spaces for the residential units and is providing 88 spaces total. The excess of 11 spaces are used, along with a shared parking calculation, to accommodate the non-residential uses in the PUD.

Shared Parking

The residential mix included in the shared parking calculation only considers the residential units that will not have dedicated garage or dedicated surface spaces. The proposal provides 55 shared spaces for the residential, office, and Civitas uses. A shared

parking calculation using Table 2.07.00A: Mixed-Use Parking Accumulation Factor and is found in Table 7 below:

Table 7: Shared Parking Calculation

Shared Parking									
Use	Units	Ratio	Required	WKDAY 9a-4p	WKDAY 4p-8p	WKDAY 8p-12a	WKEND 9a-4p	WKEND 4p-12a	NIGHT 12a-9a
MF	29	1.27/du	36.9	<u>45%</u> 16.6	<u>75%</u> 27.6	<u>95%</u> 35.0	<u>75%</u> 27.6	<u>100%</u> 36.9	<u>100%</u> 36.9
Office	5778 sf	1/350 sf	16.5	<u>100%</u> 16.5	<u>40%</u> 6.6	<u>10%</u> 1.7	<u>10%</u> 1.7	<u>5%</u> 0.8	<u>5%</u> 0.8
Civitas I			23	23	21	16	16	16	10
Required				56.1	55.2	52.7	45.3	53.7	47.7
Provided				55.0	55.0	55.0	55.0	55.0	55.0
Excess				-1.1	-0.2	2.3	9.7	1.3	7.3

The shared parking calculation in Table 7 uses a variable parking rate for all the uses in the PUD, including Civitas, and is the table provided on the Site Plan. The parking rate for Civitas was derived from a shared parking calculation for its uses alone, capped at the 23 spaces maximum required for them.

According to the shared calculation, the proposal is just shy of the parking requirements during the daytime. The most critical time is the weekday during workday time slot from 9am-4pm with 56 shared spaces required. The 55 shared spaces provided fall one space short of this, but we argue this will not be an issue and that it is to the city's benefit to allow this.

This proposed PUD benefits from being in an urban environment that allows for walkability and flexibility in parking. Most urban areas do not accommodate all parking for non-residential uses on site. It is convenient to do so, but often not necessary in an urban environment. When urban areas do provide all parking on site, it usually results in disjointed urban space with gaps of surface parking on every block, consuming

valuable land and creating holes in downtowns that suck life and value out of an area. Given that the most critical parking needs are for these non-residential uses during daytime hours we believe the ability to park on the street on any adjacent block renders having all non-residential daytime and evening parking on site less necessary. Accommodating all residential parking on site overnight is of greater importance in an urban area. We have demonstrated the capacity to do this.

We have also conducted a parking study at Azul to determine how much parking really gets used throughout all times of the day. The study utilized the time categories found in the City's Mixed Use Parking Accumulation Factor Table (Table 2.07.00A) in the City Code. The study separated each parking area at Azul into its own sector:

- On-Site Garage Spaces – 18 Spaces
- On-Site Surface Lot – 33 Spaces
- Off-Site Surface Lot – 18 Spaces
- Street Parking on Albany – 9 Spaces
- Street Parking on Dixie – 18 Spaces
- Street Parking on Joan Jefferson – 8 Spaces

We then grouped each parking count for each sector into the time slots found in the City's Mixed-Use Parking Accumulation Table and calculated the average of all the counts as percentages of the total spaces available for each sector. In black row at

the bottom of the table we have identified the City's Residential Requirement for each respective time slot. The results are as follows:

Table 8: Azul Parking Study Results (June 22 - July 24)

Location	Weekday 9a-4p	Weekday 4p-8p	Weekday 8p-12a	Weekend 9a-4p	Weekend 4p-12a	Night 12a-9a
On-Site Lot	40%	73%	91%	55%	69%	
Garage Spaces	56%	79%	94%	63%	83%	
Satellite Lot	55%	52%	83%	63%	81%	
Dixie On-Street	34%	56%	78%	48%	54%	
Albany On-Street	88%	94%	100%	80%	83%	
Joan Jeff. On-Street	73%	90%	100%	68%	91%	
Total	51%	71%	89%	52%	74%	

While Azul is only a residential building and the proposed PUD is mixed use, the parking comparison can be made because 35 of the 104 parking spaces that were built for Azul are in public rights of way and we know that those spaces get used by the public who are visiting downtown, visiting Sunset Bay Marina and Sailor's Return, or parking for the office building across the street on the northwest corner of Joan Jefferson and Albany. So while the building itself may not be mixed use, the parking at Azul serves a mix of uses in the area and does so at no detriment to the residents of Azul.

With that fact in mind, we have found that the parking at Azul comfortably serves the needs at all times of day with room to spare (we have not been able to get counts between 12 am and 9 am at this point). Given what we have found in our study, we argue that a deficit of 1 parking space in our proposal based on the calculation in the code will not present a parking deficit in reality.

Due to the proposed PUD's location in downtown Stuart, there should also be consideration for the amount of public parking in rights of way all throughout the downtown. We counted the total amount of public on-street parking on streets within the distance of one downtown block (270 feet is the block length in this part of

downtown). There are 73 parking spaces within a one-block walk of our property. Those spaces are broken down by location below:

Table 9: Number of Public On-Street Parking Spaces within One-Block

Street Segment	Count
Ocean (Flagler/Denver)	13
Ocean (Denver/Detroit)	6
Ocean (Detroit/Florida)	14
Florida (Ocean/Osceola)	6
Osceola (Detroit/Ocean)	12
Detroit (Ocean/Osceola)	3
Osceola (Denver/Detroit)	10
Denver (Ocean/Osceola)	9
Total	73

This is another reason why we argue that a 1 parking space deficit in the parking calculation in our proposal will not result in a parking deficit in reality.



Figure 1: Area Within Which 73 Public On-Street Parking Spaces Are Within a One-Block Walk of the PUD

Consistency with Comprehensive Plan

The above requests for the applicant's proposal are consistent with the city of Stuart's Residential Development Objective in their Comprehensive Plan. The proposed project is consistent with objectives in Element I of the Comprehensive Plan through its promotion of a more compact development pattern through higher intensities and densities and mixed-use development (Policy A5.1, B1.1, B1.4, C3.4, C3.5, & F1.2), provision of quality design and architecture as a benefit to public space (B3.10 & C3.11), compatibility with existing commercial, office, and residential uses (Policy A5.2 & B3.2), consistency with the existing height limitation (Policy A5.6), and effort to reduce vehicular traffic due to it being a mixed-use project with traditional urban form and setting in an urban location (Policy A6.2, A6.3, A6.5, C3.12, & F1.3). The proposed project is also consistent with objectives in Element III of the Comprehensive Plan through its provision of market-rate units affordable to those in the Moderate and

New Urban Communities

Workforce Income ranges (Policy A2.1), and the provisions of more diverse housing opportunities within the downtown area (Policy A2.6).

Appendix

Table 10: Existing Zoning and Land Use on Adjacent Properties

Adjacent to Property	Use	Zoning	Land Use
Northwest	Office	Urban Center	Downtown
North	Residential	Urban Center	Downtown
West	SE Denver Ave. ROW	N/A	N/A
East	Commercial/Office/Private Residential	Urban Center	Downtown
South	SE Ocean Ave ROW	N/A	N/A

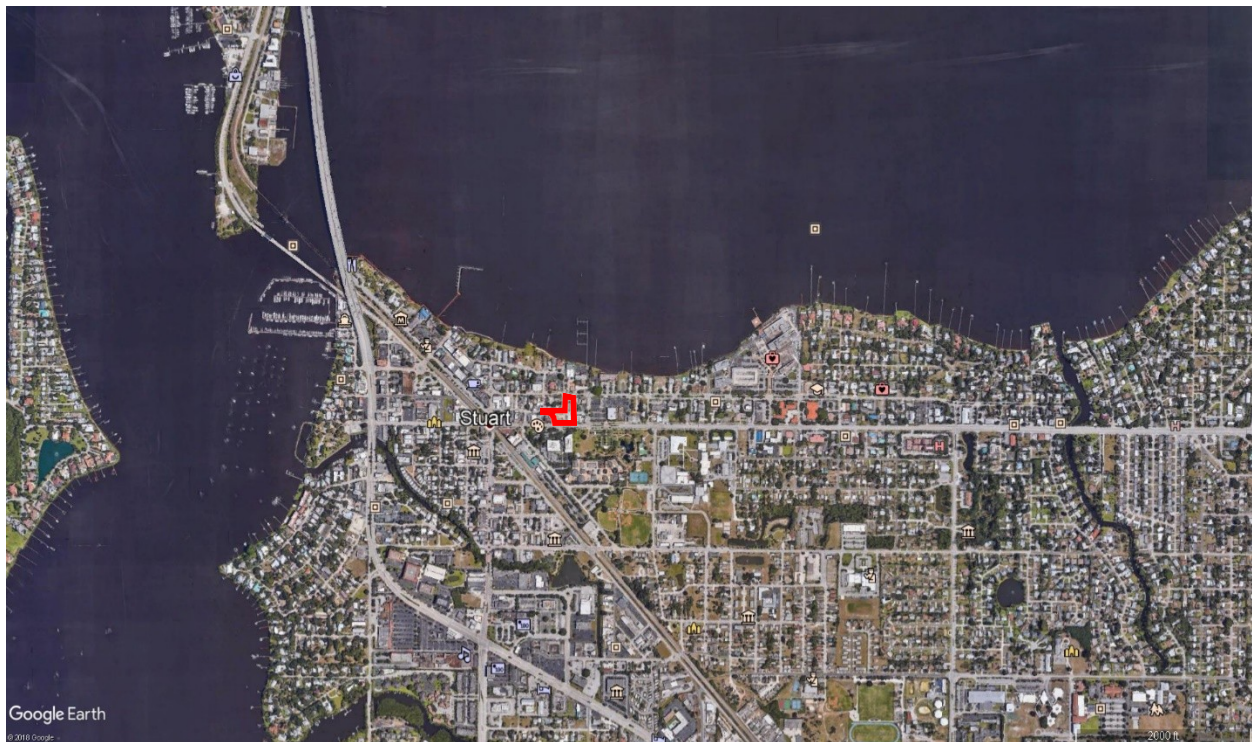


Figure 2: Vicinity Map with Subject Property Location



Figure 3: Aerial of Subject Property

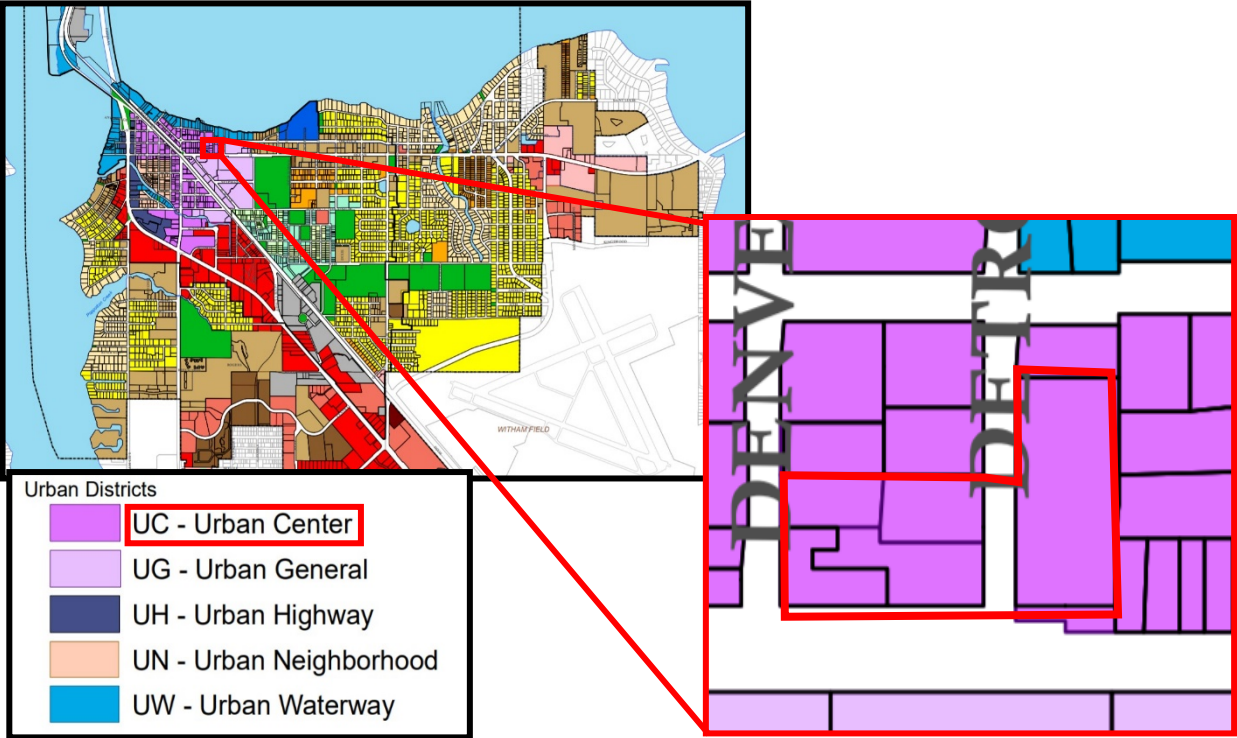


Figure 4: Zoning Map Extract

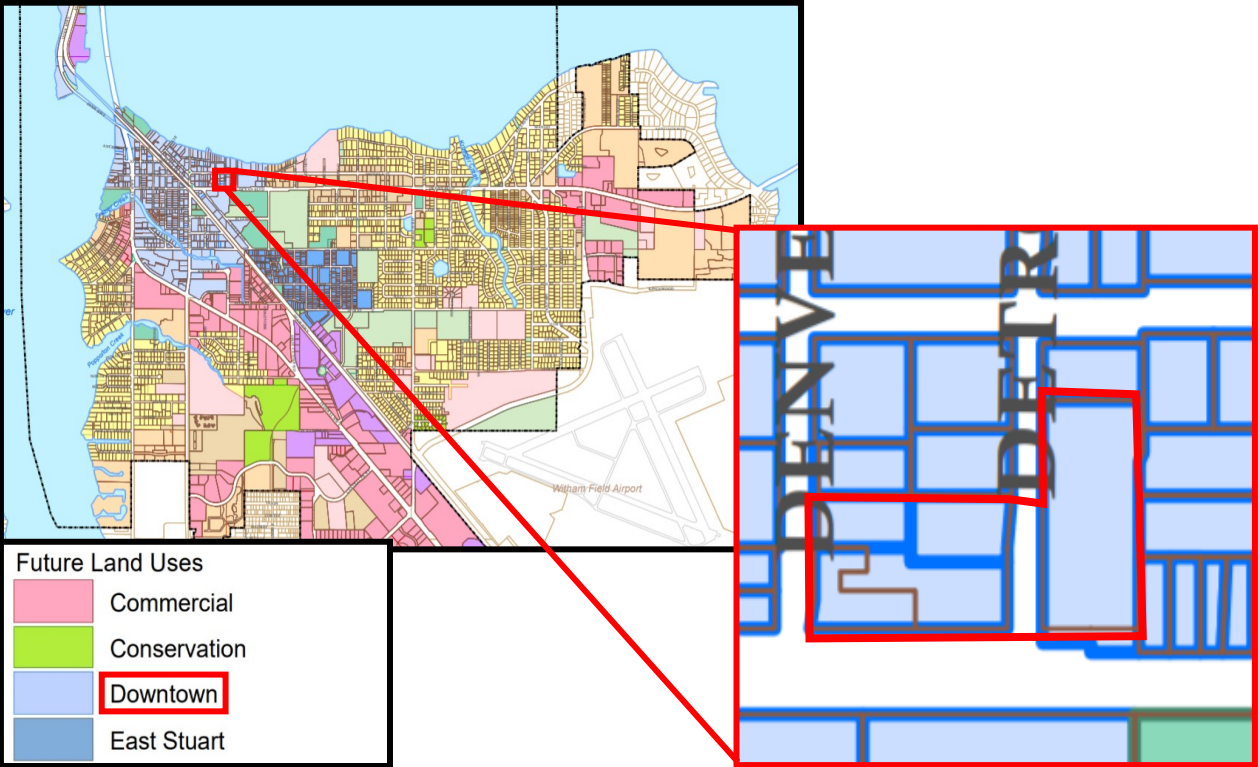


Figure 5: Future Land Use Map Extract

March 25, 2020

Mr. Andrew VanValin
Planning Manager
New Urban Communities
200 Congress Park Drive, Suite 201
Delray Beach, FL 33445

**Re: Courthouse Annex – Stuart, Florida
Traffic Statement – Update**

Dear Andrew:

The Courthouse Annex is a proposed mixed-use development to be located on the north side of SE Ocean Boulevard (County Road A1A), on the east and west sides of SE Detroit Avenue in Stuart, Martin County, Florida. The subject site consists of three (3) parcels with a land area of +/- 1.0525 acres. There are two (2) existing single-family homes on the northernmost parcel while the remaining parcels are generally vacant / undeveloped. Additionally, it is noted that this site is located within the City's Traffic Concurrency Exception Area (TCEA). A project location map is presented in Attachment A to this memorandum.

The proposed development plan consists of 46 residential apartment dwelling units, eight (8) townhome dwelling units and 4,600 square feet of ground floor office space. Vehicular access will be provided via three (3) driveways on SE Detroit Avenue and one (1) driveway on SE Denver Avenue. The purpose of this technical memorandum is to document the trip generation characteristics of the proposed mixed-use development.

Trip Generation Analysis

Consistent with the foregoing description of the existing and proposed development, a trip generation analysis has been conducted utilizing the trip generation rates and equations contained in the Institute of Transportation Engineer's (ITE) *Trip Generation Manual (10th Edition)*. According to the subject ITE manual, the most appropriate land use categories for this analysis are Land Use #210 – Single-Family Detached Housing, Land Use #221 – Multifamily Housing (Mid-Rise)¹, and Land Use #712 – Small Office Building. The trip generation rates and equations used to determine the vehicle trips associated with this analysis are presented below.

Single-Family Detached Housing – ITE Land Use #210

- Daily: $T = 9.44 (X)$
where T = number of trips and X = number of dwelling units
- AM Peak Hour: $T = 0.74 (X)$ (25% in / 75% out)
- PM Peak Hour: $T = 0.99 (X)$ (63% in / 37% out)

¹ The residential apartment buildings will be four (4) stories and the townhome units of this proposed development will be located within three (3) story buildings. As such, these uses are considered to be "mid-rise" with respect to the trip generation analysis.

Multifamily Housing (Mid-Rise) – ITE Land Use #221

- ❑ Daily: $T = 5.45 (X) - 1.75$
where T = number of trips and X = number of dwelling units
- ❑ AM Peak Hour: $\ln(T) = 0.98 \ln(X) - 0.98$ (26% in / 74% out)
- ❑ PM Peak Hour: $\ln(T) = 0.96 \ln(X) - 0.63$ (61% in / 39% out)

Small Office Building – ITE Land Use #712

- ❑ Daily: $T = 16.19 (X)$
where T = number of trips and X = 1,000 square feet of gross floor area
- ❑ AM Peak Hour: $T = 1.92 (X)$ (83% in / 17% out)
- ❑ PM Peak Hour: $T = 2.45 (X)$ (32% in / 68% out)

Table 1 below summarizes the trip generation characteristics associated with the proposed Courthouse Annex development to be located in Stuart, Florida.

Table 1 Trip Generation Analysis Courthouse Annex - Stuart, Florida								
Land Use	Size	Daily Trips	AM Peak Hour Trips			PM Peak Hour Trips		
			In	Out	Total	In	Out	Total
<i>Existing Development</i>								
Single-Family Housing	2 DU	19	0	1	1	1	1	2
Total		19	0	1	1	1	1	2
<i>Proposed Development</i>								
Multi-Family Housing (Mid-Rise)	54 DU	293	5	14	19	15	10	25
Small Office Building	4,600 SF	74	7	2	9	4	7	11
Total		367	12	16	28	19	17	36
Difference (Proposed - Existing)		348	12	15	27	18	16	34

Compiled by: KBP Consulting, Inc. (March 2020).

Source: ITE Trip Generation Manual (10th Edition).

As indicated in Table 1 above, the proposed mixed-use development is estimated to generate 367 daily vehicle trips, 28 AM peak hour vehicle trips (12 inbound and 16 outbound), and 36 PM peak hour vehicle trips (19 inbound and 17 outbound). When compared with the existing single-family dwelling units on this site, this represents an increase of 348 daily vehicle trips, an increase of 27 AM peak hour vehicle trips, and an increase of 34 PM peak hour vehicle trips.

Conclusions

The trip generation analysis for the Courthouse Annex project indicates that the proposed mixed-use development is anticipated to generate 367 daily vehicle trips, 28 AM peak hour vehicle trips (12 inbound and 16 outbound), and 36 PM peak hour vehicle trips (19 inbound and 17 outbound). Given that the site is located within the City's Traffic Concurrency Exception Area (TCEA), the subject project is required to document the trip generation characteristics of the project within a traffic statement and no further traffic analyses are not warranted. Furthermore, a detailed traffic impact study would typically require field traffic counts which are not practical at the current time. And, it may be several months before reliable traffic counts can be obtained in this area which could produce significant delays for this project.

If you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,

KBP CONSULTING, INC.

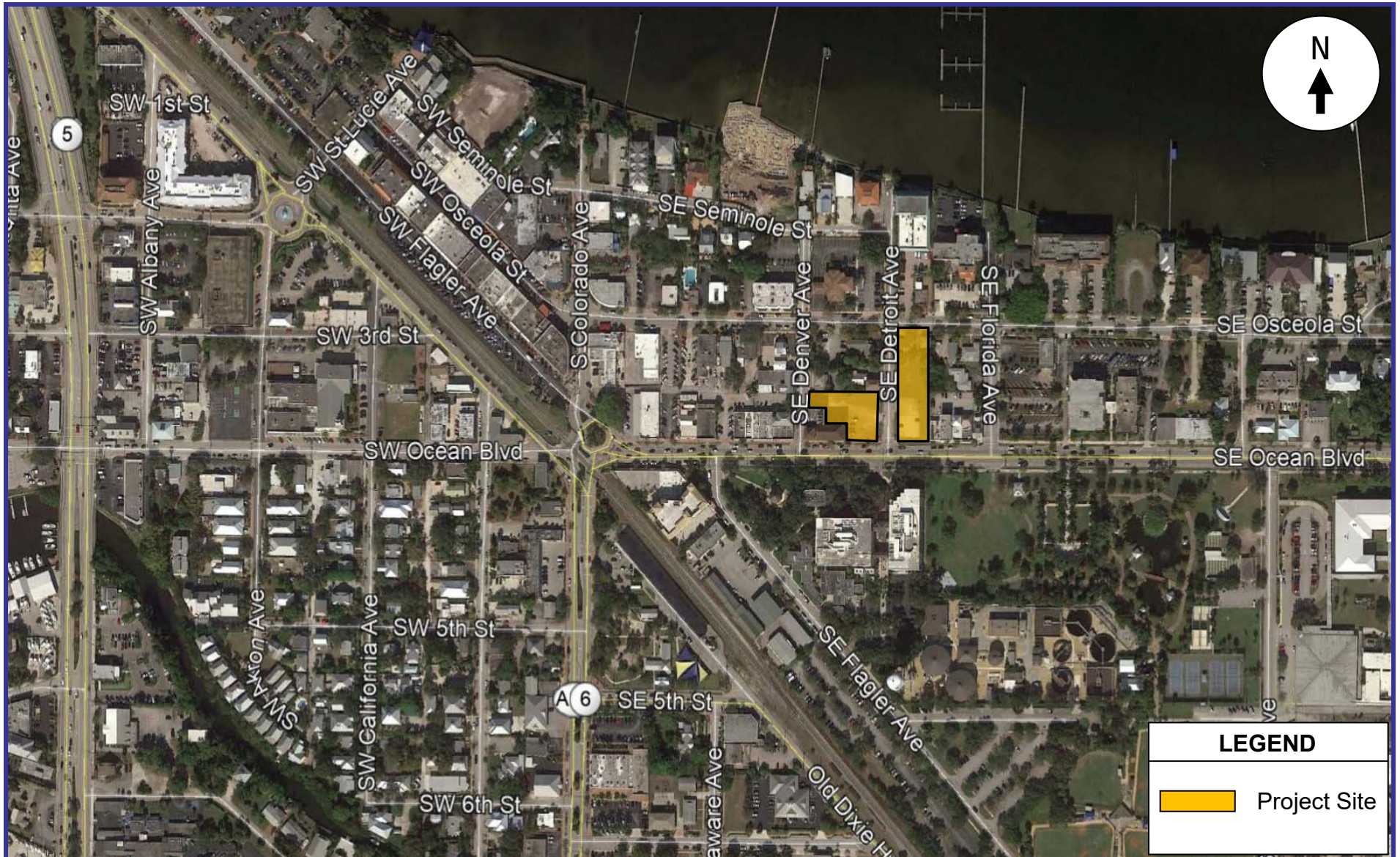
A handwritten signature in blue ink, appearing to read 'Karl B. Peterson', with a stylized flourish at the end.

Karl B. Peterson, P.E.
Florida Registration Number 49897
Engineering Business Number 29939

Attachment A

Courthouse Annex – Stuart, Florida

Project Location Map



KBP
CONSULTING, INC.

Project Location Map

Attachment A
Courthouse Annex
Stuart, Florida

Attachment B

Courthouse Annex – Stuart, Florida

Proposed Site Plan

**STUART COURTHOUSE ANNEX
151 & 199 SE OCEAN BLVD
CITY OF STUART
MARTIN COUNTY, FLORIDA**

**PRELIMINARY
SURFACE WATER MANAGEMENT REPORT**

PREPARED BY:

**PETER WAYNE AQUART, P.E.
CONSULTING CIVIL ENGINEER
FLORIDA P.E. REGISTRATION No. 34176
14032 SW 48 STREET
MIAMI, FLORIDA 33175
PHONE: 561-379-2879 • E-MAIL: paquart@aol.com**

**SEPTEMBER, 2021
Revised: March, 2022**

**PETER WAYNE AQUART, P.E.
FLORIDA P.E. REGISTRATION No. 34176**

Peter Wayne Aquart, State of Florida, Professional Engineer, License No. 34176

This item has been digitally signed and sealed by Peter Wayne Aquart on the date indicated here.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

PROJECT LOCATION

The subject property is located on the east and west sides of SE Detroit Avenue on the north side of SE Ocean Boulevard in the City of Stuart, Martin County, Florida. The property is in Section 4, Township 38 South, Range 41 East.

EXISTING CONDITIONS

The site comprises 1.063 acres, 0.493 acres east of SE Detroit Avenue and 0.569 acres west of SE Detroit Avenue. The current land use is shown below:

	WEST SIDE	EAST SIDE	TOTAL
TOTAL AREA (Acs.)	0.569	0.493	1.062
Building Area (Acs.)	0.127	0.000	0.127
Impervious Area (Acs.)	0.022	0.053	0.075
Pervious Area (Acs.)	0.420	0.440	0.860

Historically, the site has been occupied by various land uses and at times appears to have been substantially impervious.

There appears to be no stormwater management system currently on the site. The west side generally slopes from the approximate middle of the site east and west toward SE Detroit Avenue and SE Denver Avenue. The east side generally slopes from west to east.

PROPOSED SURFACE WATER MANAGEMENT SYSTEM

The site is proposed to be developed as a mixed use community consisting of residential and commercial uses. The existing building on the west side will remain. The proposed land use is shown below:

	WEST SIDE	EAST SIDE	TOTAL
TOTAL AREA (Acs.)	0.569	0.493	1.063
Building Area (Acs.)	0.292	0.273	0.565
Impervious Area (Acs.)	0.218	0.181	0.399
Pervious Area (Acs.)	0.059	0.040	0.099

The proposed surface water management system will consists of catch basins, storm sewers, and exfiltration trenches. The exfiltration trenches will be sized to retain 3.25 inches of runoff. Runoff in excess of the trench capacity will be retained on the proposed parking lots. Runoff in excess of the sum of the trench capacity and parking lot storage capacity will discharge to the adjacent streets as it currently does.

The exfiltration trenches will provide the required water quality treatment and flood protection for the parking areas. Preliminary sizing calculations are attached.

ATTACHMENT A

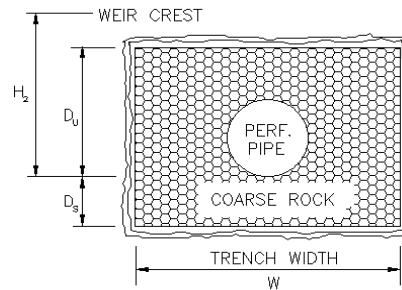
Exfiltration Trench Calculations

WEST SIDE

Site Storage Calculations:

Runoff: 3.25 inches
Site Area: 0.57 Acres
Volume: **1.85 acre-inch**

Soils Conductivity **2.27E-03** cfs/ft-sf head
(Per Report Provided By Nutting)



TRENCH CROSS SECTION

Exfiltration Trench Calculator

V	Volume to be Treated, in Acre-Inches	1.85	Weir Crest	6.3
W	Width of Trench, in Feet	4.00	Water Table Elev.	2
K	Hydraulic Conductivity, in cfs/sf-ft head, (k)	2.27E-03	Top of Trench Elev.	4
H ₂	Depth to Water Table	4.30	Bottom of Trench Elev.	1
D _U	Non-Saturated Trench Depth, in Feet	2.00	Total Trench Depth	3
D _S	Saturated Trench Depth, in Feet	1.00		

$$\text{Length of Trench} = 2 * V / ((K * ((H_2 * W) + (2 * H_2 * D_U) - D_U^2 + (2 * H_2 * D_S))) + (0.000139 * W * D_U))$$

If DS is greater than DU or if W is greater than twice the Total Trench Depth, use

$$\text{Length of Trench} = 2 * V / (k * (2 * H_2 * D_U - D_U^2 + (2 * H_2 * D_S)) + (0.000139 * W * D_U))$$

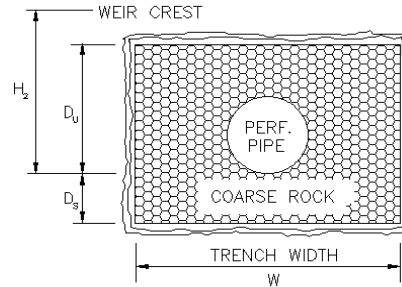
Length Required =	41 Feet	Length Provided =	50 Feet
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EAST SIDE

Site Storage Calculations:

Runoff: 3.25 inches
Site Area: 0.49 Acres
Volume: **1.60 acre-inch**

Soils Conductivity **2.27E-03** cfs/ft-sf head
(Per Report Provided By Nutting)



TRENCH CROSS SECTION

Exfiltration Trench Calculator

V	Volume to be Treated, in Acre-Inches	1.60	Weir Crest	5.8
W	Width of Trench, in Feet	4.00	Water Table Elev.	2
K	Hydraulic Conductivity, in cfs/sf-ft head, (k)	2.27E-03	Top of Trench Elev.	4
H ₂	Depth to Water Table	3.80	Bottom of Trench Elev.	1
D _U	Non-Saturated Trench Depth, in Feet	2.00	Total Trench Depth	3
D _S	Saturated Trench Depth, in Feet	1.00		

$$\text{Length of Trench} = 2 * V / ((K * ((H_2 * W) + (2 * H_2 * D_U) - D_U^2 + (2 * H_2 * D_S))) + (0.000139 * W * D_U))$$

If DS is greater than DU or if W is greater than twice the Total Trench Depth, use

$$\text{Length of Trench} = 2 * V / (k * (2 * H_2 * D_U - D_U^2 + (2 * H_2 * D_S)) + (0.000139 * W * D_U))$$

Length Required =	41 Feet	Length Provided =	48 Feet
--------------------------	----------------	--------------------------	----------------

ATTACHMENT B

Report of Exfiltration Tests

Report of Exfiltration Test

Client: New Urban Communities Order No 154.7
 Project: Courthouse Annex Report No 1
 Location: SE Ocean Boulevard and Detroit Avenue Date: 7/26/21
Stuart, Florida
 Test: Usual Open Hole Exfiltration Test
 Surface Elevation: Approx. @ Road Crown Water table from ground surface: >6'
 Casing Diameter: 6"
 Tube Depth: 6'

Hydraulic Conductivity (K) = 2.27×10^{-3} cfs/ft²ft.head

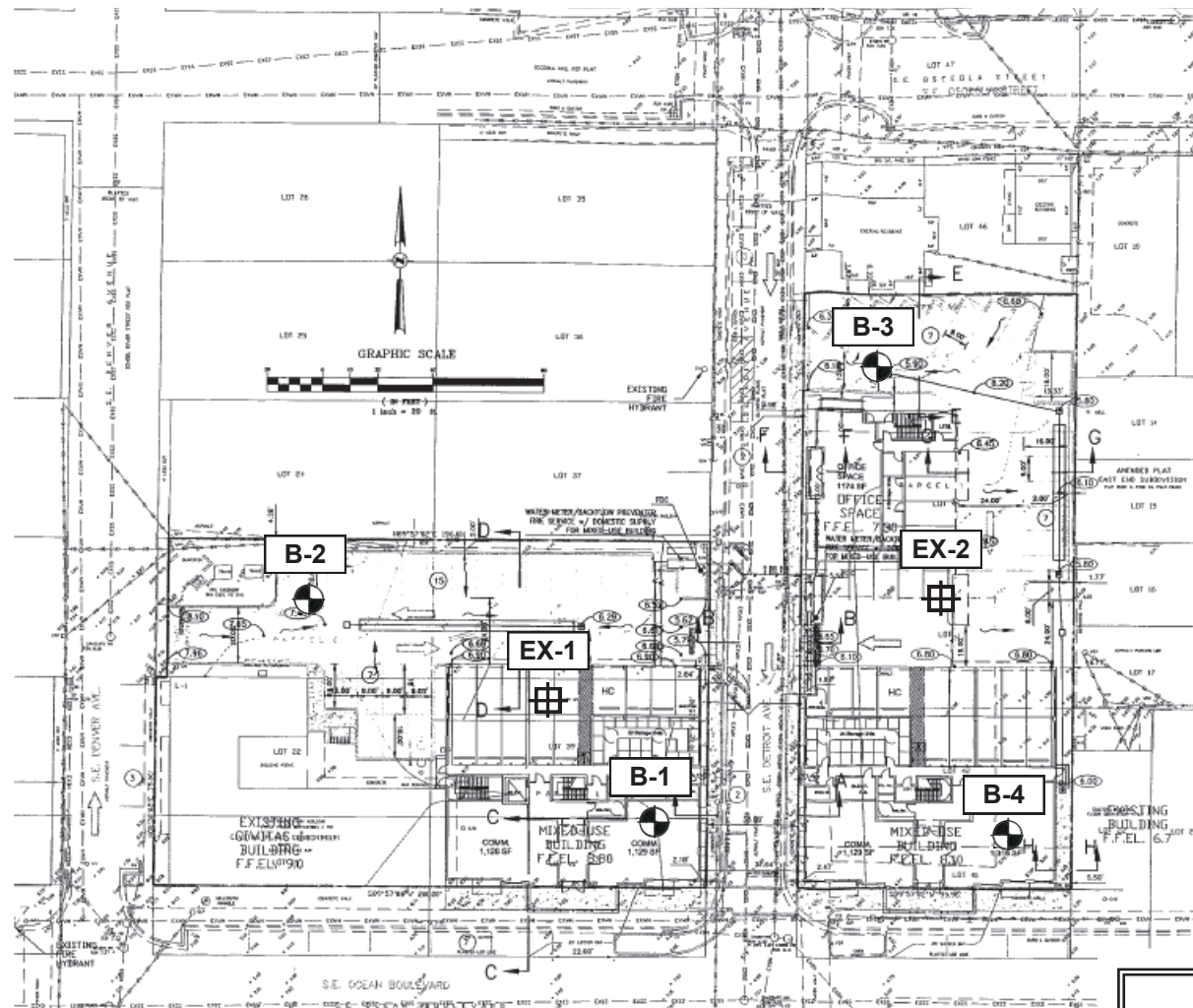
EXFIL NO. 1		One Minute Increme	Pump Rate in Gal/Min
Sample Location: <u>Approx. as located on site plan.</u>		1	30+
		2	30+
		3	30+
		4	30+
		5	30+
		6	30+
		7	30+
		8	30+
		9	30+
		10	30+
Material:	0-6' Gray fine SAND		

Report of Exfiltration Test

Client: New Urban Communities Order No 154.7
 Project: Courthouse Annex Report No 2
 Location: SE Ocean Boulevard and Detroit Avenue Date: 7/26/21
Stuart, Florida
 Test: Usual Open Hole Exfiltration Test
 Surface Elevation: Approx. @ Road Crown Water table from ground surface: >6'
 Casing Diameter: 6"
 Tube Depth: 6'

Hydraulic Conductivity (K) = 2.27×10^{-3} cfs/ft²ft.head

EXFIL NO. 2		One Minute Increme	Pump Rate in Gal/Min
Sample Location: <u>Approx. as located on site plan.</u>		1	30+
		2	30+
		3	30+
		4	30+
		5	30+
		6	30+
		7	30+
		8	30+
		9	30+
		10	30+
Material:	0-6' Gray fine SAND		



- LEGEND -

 TEST BORING LOCATION

 EXFILTRATION TEST LOCATION



New Urban Communities
Courthouse Annex
SE corner of Ocean Boulevard and Detroit Avenue
Stuart, Florida

PROJECT NO. 154.7

APPROXIMATE
TEST LOCATION
PLAN

GEOTECHNICAL EXPLORATION
— *Not to Scale* —

FIG. 1

**REPORT OF
GEOTECHNICAL INVESTIGATION**

**COURTHOUSE ANNEX
PROPOSED MIXED-USED/RESIDENTIAL DEVELOPMENT
SE OCEAN BOULEVARD AND SE DETROIT AVENUE
STUART, FLORIDA**

FOR

**NEW URBAN COMMUNITIES
200 CONGRESS PARK DRIVE
SUITE 201
DELRAY BEACH, FLORIDA 33445**

PREPARED BY

**NUTTING ENGINEERS OF FLORIDA, INC.
615 SW BILTMORE STREET
PORT ST. LUCIE, FLORIDA 34983**

ORDER NO. 154.7

AUGUST 2021

August 11, 2021

Mr. Oscar Sugranes
New Urban Communities
200 Congress Park Drive, Suite 201
Delray Beach, Florida 33445
Phone: 561-279-8706 Email: osugranes@newurbancommunities.com

Subject: Report of Geotechnical Exploration
Courthouse Annex
Proposed Mixed Use/Residential Development
SE Ocean Boulevard and SE Detroit Avenue
Stuart, Florida

Dear Mr. Sugranes:

NUTTING ENGINEERS OF FLORIDA, INC. has performed a Geotechnical Exploration at the above referenced project in accordance with written authorization to proceed provided New Urban Communities dated July 13, 2021. Included in the report are our observations, results of our exploration, analysis, and recommendations for the proposed development.

The purpose of this exploration was to evaluate the subsurface soil and groundwater conditions in order to determine the most appropriate foundation system for the proposed construction and provide design level information to the design Engineers and Architects to formulate design criteria.

Thank you for providing us the opportunity to be a part of your team for this project. If you have any questions or require further assistance, please contact us at your convenience.

Respectfully submitted,
NUTTING ENGINEERS OF FLORIDA, INC.



Christopher E. Gworek, P.E.
Senior Engineer

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- BORING/EXFILTRATION TEST LOCATION PLAN
- TEST BORING RECORDS
- EXFILTRATION TEST RESULTS
- SOIL CLASSIFICATION CRITERIA/LIMITATIONS OF LIABILITY

INTRODUCTION

Project Authorization

NUTTING ENGINEERS OF FLORIDA, INC. has conducted a geotechnical exploration per your authorization for the proposed development located in Stuart, Martin County, Florida. Our work was completed in general accordance with our proposal and written authorization by your office dated July 13, 2021. This report details the proposed multi-family development that may occur at the site along with roadways and possible onsite ancillary structures that may be constructed for the project.

Purpose and Scope

The purpose of this exploration was to obtain information concerning the subsurface conditions throughout the site in order to evaluate the most appropriate foundation systems for the proposed construction. We have also provided site preparation and foundation design recommendations for support of the proposed construction and provided information for the design Engineers and Architects to formulate foundation design criteria. The scope of services included performing field reconnaissance, review of available subsurface test data, such as the soil survey of Martin County, conducting field geotechnical explorations, and providing an engineering report.

Project Information

Based on discussions with representatives of your office along with review of site plans, we understand that it is proposed to clear the two vacant lots located at the NW and NE corner of the intersection of SE Ocean Boulevard and SE Detroit Avenue for the development of two, mixed-use residential buildings. Plans indicate that two, four-story mixed-use buildings are proposed to be constructed at the sites. The ground floor will consist of covered parking and commercial/office spaces along with residential storage spaces, while the second through fourth floor will consist of residential units. In addition, other ancillary structures (dumpster enclosure, etc..) will be constructed. Associated asphalt/concrete paved parking lots, sidewalks, and driveways are also planned to be constructed.

We note that because project information is still in the conceptual phase, some construction information may change prior to development, and structural loads were not known at the time of this report; **therefore, all recommendations presented herein are in nature and will need to be confirmed once project information is more finalized.** It is anticipated that the buildings will consist of concrete block construction and are preferred to be supported upon a shallow foundation system. We anticipate that there will be no below grade floor slabs proposed for this project.

At the time of this report structural information was not provided to our office. Utilizing similar project information our office has estimated approximate structural loads for the buildings. We note that the loading conditions estimated herein are estimates only and may differ from actual loads. A structural engineer will need to be retained to determine actual loading conditions for the planned construction.

Proposed Construction Elevations

Present site grades were not provided to our office; however, site elevations were found to be relatively uniform within the site. Based on this along with surrounding structures it is estimated that final grades will be approximately one to three feet above existing site elevations; however, present standing water conditions within the northeastern section of the site suggests that more fill may be required specifically within this area. We note that final building pad elevations shall be determined by a professional architect, civil engineer, or other qualified party.

NE should be notified in writing by the client of any changes in the proposed construction along with a request to amend our foundation analysis and/or recommendations within this report as appropriate

SITE DESCRIPTION

Site Location

The approximate sites, which are mostly rectangular-shaped, are located in Stuart, Martin County, Florida. A vicinity/boring location map delineating the subject property is presented in the Appendix of this report as Figure 1. The sites are bounded by residential/commercial development to the north, south, and east along with roadways (SE Detroit Avenue, SE Ocean Boulevard, and SE Denver Avenue) to the south, east, and west.

Site Characteristics and Current Conditions

The site is currently vacant land with low-lying vegetation (grass) to the north and south, with some asphalt/concrete pavement section on the eastern parcel to the south of the property.

SUBSURFACE EXPLORATION

Field Exploration

The exploration of subsurface conditions included the performance of limited Standard Penetration Test (SPT) borings, exfiltration tests, and review of the St. Lucie County Soil Survey Maps. We note that our exploration was performed within areas that could be safely accessed with truck mounted drilling equipment.

Nutting Engineers of Florida, Inc. was requested to perform a total of four Standard Penetration Test (SPT) borings (ASTM D-1586) to depths of forty to fifty feet in estimated locations of the proposed buildings. Due to the central core of heavy vegetation within the property, only fifteen test borings could actually be performed. The estimated boring locations are marked on the boring location plan included in the appendix section of this report and provided by your office. Standard Penetration Tests were performed continuously for 10 feet at each boring with successive sampling at 5-foot intervals thereafter. The number of successive blows (2^{na} and 3rd blow count) required to drive the sampler into the soil constitutes the test result commonly referred to as the "N" value. The "N" value has been empirically correlated with various soil properties and is considered to be indicative of the relative density of cohesionless soils and the consistency of cohesive soils.

Representative samples collected from the SPT borings were visually reviewed in the laboratory by a geotechnical engineer to confirm the field classifications. The samples were then classified in general accordance with industry standards. We note that the locations of the test borings are estimated using available onsite surface controls and should be considered approximate at best and their actual locations would need to be verified by a licensed surveyor.

In addition, two 'Usual Open-Hole' exfiltration tests were. The tests were performed in accordance with South Florida Water Management District specifications. The exfiltration tests were completed to depths of six feet.

GENERALIZED SUBSURFACE CONDITIONS

Soil Survey Map Review

As part of the geotechnical exploration, we have reviewed available Natural Resources Conservation Service (NRCS) online soil survey map for Martin County. The USDA online NRCS mapping provides qualitative information about potential general shallow soil conditions in the project vicinity. This information was derived from approximately 6 ft. deep manual auger borings, aerial photo, and surface feature interpretation at some point in the past. The NRCS data may or may not reflect actual current site conditions. As indicated in the online Soil Survey Mapping at the time the survey was conducted, one soil series exist within the subject property. The soil type is outlined below.

Jonathan Sand

These soils can be described as a moderately well drained, slowly to very slowly permeable soils that formed in thick beds of sandy marine sediment. These nearly level to gently sloping soils are on slightly elevated knolls and ridges in flatwood areas. We note that the soil surveys were typically penetrated to a depth of approximately six feet.

Test Boring Results

The test borings typically recorded a surficial loose to medium dense light gray to brown sand in the upper fifteen feet, underlain by medium dense light brown to brown sand to a depth of fifty feet, the maximum depth explored. Please see the enclosed soil classification sheet in the Appendix of this report for additional important information regarding these descriptions, the field evaluation and other related information.

Note: Substantially different subsurface conditions may exist at other areas of the site. Buried debris may or may not be identified or adequately delineated by soil borings. Test pit excavation can provide more insight into such conditions and rock lithology if present. Such conditions may be revealed during site development activities (e.g., proof rolling, utility & foundation excavation activities) or other related activities. Should additional assurance be desired by the client, further subsurface investigation could be performed.

Exfiltration Test Results

Two 'Usual Open-Hole' exfiltration tests were performed in accordance with South Florida Water Management District (SFWMD) specifications to depths of six feet below the existing ground surface. The tests were performed in order to determine the hydraulic conductivity of the in situ subsurface soils to evaluate drainage requirements for the project. The hydraulic conductivity values were determined to be approximately 2.27×10^{-3} cubic feet per second, per square foot, per foot of head at the specific locations tested. Detailed soil descriptions and flow rates are presented in the Appendix.

Groundwater Conditions

The immediate groundwater level is typically measured at the test boring and exfiltration test, locations at the time of exploration. The groundwater level was encountered at depths varying from approximately four and a half to seven and a half below existing grades at the time of exploration.

The immediate depth to groundwater measurements presented in this report may not provide a reliable indication of stabilized or a more long-term depth to groundwater at this site. Water table elevations can vary dramatically with time through rainfall, droughts, storm events, flood control activities, nearby surface water bodies, tidal activity, pumping and many other factors. For these reasons, this immediate depth to water data should not be relied upon alone for project design considerations.

Further information regarding stabilized groundwater elevations at the site could be developed upon specific request. Additional evaluation might include monitoring of piezometers, survey of the project area for evidence of current groundwater elevation influences such as wellfields, obvious construction dewatering, tidal activity, flood control canals and other surface water bodies.

ANALYSIS AND RECOMMENDATIONS

The recommendations reported herein are based upon the known project information at this time. Once additional design information becomes available along with discussions with all interested parties in order to determine the best method of construction, additional comprehensive geotechnical exploration, and/or analysis may be required. Foundation recommendations may change dependent upon final design information provided and the results of the additional field-testing and/or analysis.

Foundation Design Analysis - Proposed Four-Story Structures

Based on the borings performed for this project, surficial loose to medium dense sands exist within the soil profile from the ground surface to a depth of fifty feet, the maximum depth explored. Construction of the proposed four-story buildings and other related ancillary structures may be supported upon a conventional shallow foundation system. Once the site is successfully prepared in accordance with the recommendations presented in this report, the site may be developed with the proposed four-story structures using a shallow foundation system designed for an allowable soil bearing pressure of 3,000 pounds per square foot.

Once plans are finalized for the proposed construction, a copy should be provided to Nutting Engineers for review to determine whether additional details or changes to our recommendations are warranted. All work should be completed in accordance with applicable building codes, other regulations as appropriate, and good standard local practice.

For the four-story structures we recommend a minimum width of 24 inches for continuous footings and 30 inches for individual footings, even though the soil bearing pressure may not be fully developed in all cases. We recommend that the bottom of footings be at least 12 inches below the lowest adjacent finished grade.

It is our opinion that the floor slab system may be constructed as a slab on grade. We recommend that a vapor barrier be placed between the soil and concrete. We also recommend that the reinforcing steel mesh be placed at the approximate center of the slab for tensile support.

Settlement Analysis - Four-Story Structures

We performed a settlement evaluation based upon a hypothetical improved soil profile following completion of the compaction using a moderately sized vibratory compactor for the construction. This method should improve the soils to provide an allowable bearing capacity of 3,000 pounds per square foot. It was estimated that upon proper completion, long-term total settlements should be on the order of approximately one inch. Differential settlements should be approximately one-half of the total settlement. Most of this settlement should occur upon the application of the dead load during construction.

In order to maintain the calculated settlement throughout the life of the structures it would be necessary to grade the site such that stormwater is directed away from the foundations. Any ponding nearby/adjacent to walls and foundations should be avoided.

GENERAL EARTHWORK RECOMMENDATIONS

We note that the recommendations presented herein require the use of a vibratory roller for the site preparation activities. If vibratory action cannot be performed, then it will be necessary to perform an undercut and compaction site preparation operation. Our office must be notified in writing regarding this condition in order to provide appropriate alternative site preparation recommendations. Based on soil conditions the undercut may be required to be as much as three feet; however, further review would be required at that time.

Site Preparation - Four-Story Structures

The general building pad clearing will consist of the removal of trees with complete root bulbs, surficial organic soils, debris and roots from the clearing operations, and any unsuitable soils as determined by the Geotechnical Engineer will need to be completely removed within the construction area and to a lateral distance of at least 5 feet beyond the footprint limits and potentially further based upon depth. A Nutting Engineer's representative should be present to observe that the stripping operations are performed as we have discussed herein.

Upon approval by the geotechnical engineer, the stripped surface (no fill added at this time) should then be compacted with at least 20 overlapping passes of a vibratory compactor having a minimum dynamic force of 20 tons operated no faster than at a slow walking pace. The roller coverages should be equally divided into two perpendicular directions. The soils should be at an acceptable moisture content to allow for proper compaction. The compaction operations must be observed by a representative of Nutting Engineers.

In addition, the surface should also be compacted until a density equivalent to at least 98 percent of the modified Proctor maximum dry density (ASTM D-1557) is achieved to a depth of at least 12 inches below the compacted surface.

Fill Placement - General

New fill materials must be placed under engineering supervision of a Geotechnical Engineer. The fill should be inorganic granular soils free from deleterious materials and approved by our firm. The fill should be placed in lifts of no greater than 12 inches thick, and each lift should be compacted to 98% of the maximum dry density as determined by the Modified Compaction Test (ASTM D1557).

In restricted areas where a small compactor must be used, the lift thickness should be reduced to 6 inches, as directed by the inspecting Geotechnical Engineer. Backfill placed adjacent to the foundations should be compacted to at least 95% of the ASTM D-1557 maximum dry density.

Backfill behind walls should be approved sand fill as indicated previously and should be placed in loose Lifts not exceeding 12 inches in thickness and should be compacted to minimum dry density of between 92% and 95% of the maximum modified Proctor dry density using small vibratory compaction equipment. Overcompaction in these areas should be avoided. The walls should be temporarily braced during compaction to prevent overstressing of the walls.

Following site and building pad construction as discussed above, the foundation area should be excavated, and the footings formed. The bottom of foundation excavations should be compacted after excavation to develop a minimum density requirement of 98 percent of the maximum modified Proctor dry density, for a minimum depth of one foot below the bottom of the footing depth, as determined by field density compaction tests. The floor slab area should also be compacted in the same manner.

Ground Water Control

The water table varied in general from four and a half to seven and a half feet below existing grades at the site. It is anticipated that final construction elevations will be located well above the groundwater table; however, groundwater control may be needed for shear walls, elevator pits and/or other deep excavation areas for development of the site/buildings. The contractor should anticipate performing necessary dewatering measures in order to control the water table during construction. Depending upon final footing location a full-time dewatering system may need to be employed in order to construct the footings for the deep shearwall or elevator foundations for the buildings.

Dewatering design should be performed by a specialist knowledgeable of local conditions. We note that this was beyond the scope of services at this stage of the project.

Design Parameters

Estimated design geotechnical soil parameters were developed from the results of the test borings. The following table summarizes our recommendations for the soil parameters and the lateral active and at rest pressure coefficients to be utilized for construction. The design of the support system shall include hydrostatic pressure acting on walls or footings at the highest anticipated water level during construction, and/or design life of the structure.

SUMMARY OF DESIGN GEOTECHNICAL PARAMETERS

DEPTH (FEET)	SPT N- VALUE RANGE (Average)	SOIL UNIT WEIGHT (PCF)		ANGLE OF INTERNAL FRICTION (DEGREES)	EARTH PRESSURE COEFFICIENT	
		SATURATED	SUB- MERGED		ACTIVE (K _a)	PASSIVE (K _p)
0-10	2 - 26	115	53	30	0.33	3.0

Excavation Requirements

Excavations of five feet or more in depth should be sloped or shored in accordance with OSHA and State of Florida requirements. Materials removed from any excavation should not be stockpiled immediately adjacent to the open excavation as this load may cause a sudden collapse of the sidewalls.

In October of 1989, as published in the Federal Registrar, Volume 54, No. 209, the United States Department of Labor, Occupational Safety and Health Administration (OSHA) amended its; "Construction Standards for excavations, 29CFR part 1926, subpart P".

It is mandated by this federal regulation that all excavations, whether they be utility trenches, basement excavation or footing excavations, be constructed in accordance with the new OSHA guidelines. The contractor is solely responsible for designing and constructing stable, temporary excavations and should shore, slope, or bench the sides of the excavations as required to maintain stability of both the excavation sides and bottom.

PAVEMENTS

Provided below are general pavement recommendations beyond the footprints of buildings and parking garages. **The project Civil Engineer should review the report information in order to provide final pavement design specifications.**

For asphalt pavement, the areas should be compacted to a minimum of 98 percent of the modified Proctor maximum dry density to a depth of at least 12 inches below the subgrade level. We recommend that stabilized subgrade having a minimum Limerock Bearing Ratio (LBR) of 40 be placed to a depth of approximately one foot below the base course. The base course will range from approximately 6 to 8 inches and should have a minimum LBR of 100.

Where concrete pavement is used, a minimum concrete pavement thickness of 6 inches is recommended for the standard and heavy-duty pavement design. The minimum thickness is based upon concrete with a compressive strength of 3,000 psi. The pavement section should bear on properly compacted subgrade similar to asphalt pavement sections discussed in the paragraph above.

We can provide more detailed pavement design recommendations including material types and thicknesses. However, it would be necessary to provide us with the anticipated traffic loading characteristics and pavement design life. We note that material will need to be imported in order to develop the base and subbase course sections for the proposed pavement.

GENERAL INFORMATION

Our client for this geotechnical evaluation was:

Mr. Oscar Sugranes
New Urban Communities
200 Congress Park Drive, Suite 201
Delray Beach, Florida 33445

The contents of this report are for the exclusive use of the client, the client's design & construction team and governmental authorities for this specific project exclusively. Information conveyed in this report shall not be used or relied upon by other parties or for other projects without the expressed written consent of Nutting Engineers of Florida, Inc. This report discusses geotechnical considerations for this site based upon observed conditions and our understanding of proposed construction for foundation support. Environmental issues including (but not limited to), soil and/or groundwater contamination are beyond our scope of service for this project. As such, this report should not be used or relied upon for evaluation of environmental issues.

Prior to initiating compaction operations, we recommend that representative samples of the structural fill material to be used and acceptable in-place soils be collected and tested to determine their compaction and classification characteristics. The maximum dry density, optimum moisture content, gradation and plasticity characteristics should be determined. These tests are needed for compaction quality control of the structural fill and existing soils, and to determine if the fill material is acceptable.

If conditions are encountered which are not consistent with the findings presented in this report, or if proposed construction is moved from the location investigated, this office shall be notified immediately so that the condition or change can be evaluated, and appropriate action taken.

The vibratory compaction equipment may cause vibrations that could be felt by persons within nearby buildings and could potentially induce structural settlements. Additionally, preexisting settlements may exist within these structures that could be construed to have been caused or worsened by the proposed vibratory compaction after the fact. Pre- and post-conditions surveys of these structures along with the vibration monitoring during vibratory compaction could be performed to better evaluate this concern.

The contractor should exercise due care during the performance of the vibratory compaction work with due consideration of potential impacts on existing structures. If potential vibrations and impacts are not considered tolerable, then alternate foundation modification techniques should be considered.

Nutting Engineers of Florida, Inc. (NE), recommends that we be contracted to provide input to the design team and owner during the foundation and earthwork design process and that we review final foundation drawings and specifications to verify that our report recommendations and design intent have been properly implemented. NE shall also perform testing and inspections during the earthwork and foundation construction as recommended in this report. If NE is not engaged to perform these services as detailed herein, the Client agrees that NE shall bear no liability for the interpretation, implementation of our report, its recommendations and/or inspection and testing services as described in this report if implemented by others.

The Geotechnical Engineer warrants that the findings, recommendations, specifications, or professional advice contained herein, have been presented after being prepared in accordance with general accepted professional practice in the field of foundation engineering, soil mechanics and engineering geology. No other warranties are implied or expressed.

We appreciate the opportunity to provide these services for you. If we can be of any further assistance, or if you need additional information, please feel free to contact us.

Respectfully submitted,
NUTTING ENGINEERS OF FLORIDA, INC.

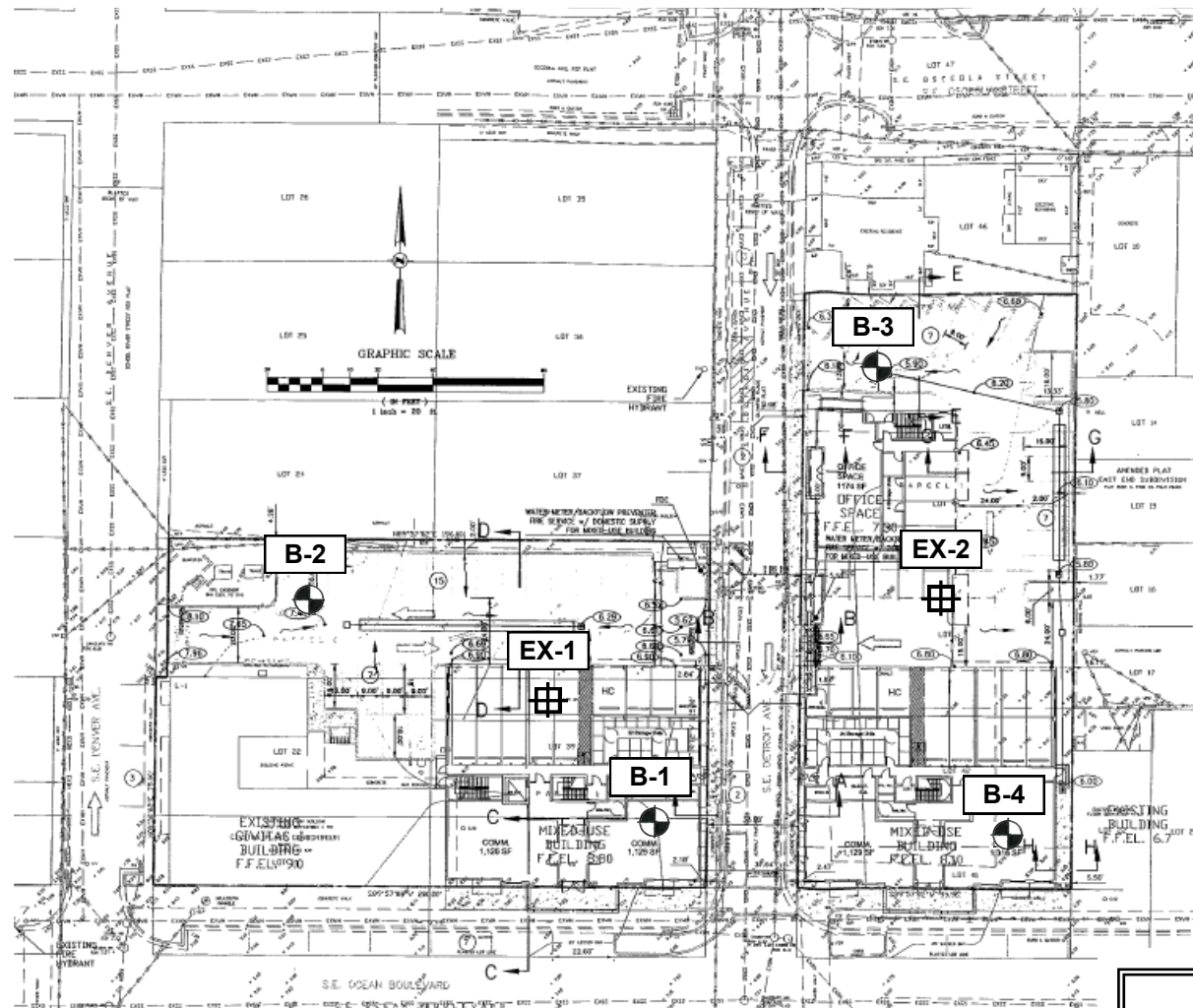
Christopher E. Gworek, P.E. #69947
Senior Engineer


Richard C. Wohlfarth, P.E.
Director of Engineering

APPENDICES

FIGURES

BORING/EXFILTRATION LOCATION PLAN



EXFILTRATION TEST LOCATION



TEST BORING RECORDS



1310 Neptune Drive
Boynton Beach, FL 33426
Telephone: (561) 736-4900
Fax: (561) 737-9975

BORING NUMBER B-1 @ 151

PAGE 1 OF 2

PROJECT NUMBER 154.7
CLIENT New Urban Communities PROJECT NAME Courthouse Annex
PROJECT LOCATION SE Ocean Boulevard and Detroit Avenue, Stuart, Florida

DATE STARTED 7/26/21 COMPLETED 7/26/21 SURFACE ELEVATION REFERENCE Approx. @ Road Crown
DRILLING METHOD Standard Penetration Boring GROUND WATER LEVELS:
LOGGED BY T. Donovan CHECKED BY C. Gworek ☒ AT TIME OF DRILLING 7.5 ft
APPROXIMATE LOCATION OF BORING As located on site plan @ 151 SE Ocean Blvd.

TEST NUTTING BOREHOLE 3-154.7 NEW COMMUNITIES - COURTHOUSE ANNEX SE OCEAN BOULEVARD AND DETROIT AVENUE STUART GPJ GINT US.GDT 7/30/21

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	Blows	N-Value	▲ SPT N VALUE ▲			
						10	20	30	40
						PL	MC	LL	
0						20	40	60	80
						□ FINES CONTENT (%) □			
						20	40	60	80
		Lt. gray fine SAND	AU 1						
			AU 2						
5			SS 3	3-3-3-4	6	▲			
		Brown fine SAND	SS 4	4-3-2-1	5	▲			
		Lt. brown fine SAND	SS 5	1-1-1-2	2	▲			
10			SS 6	1-2-2-2	4	▲			
		Gray fine SAND	SS 7	2-2-2-2	4	▲			
15									
			SS 8	2-2-3-5	5	▲			
20									
			SS 9	10-13-13-15	26			▲	
25									
		Brown fine SAND	SS 10	5-5-7-7	12	▲			
30									
		Lt. brown fine SAND	SS 11	5-10-11-9	21			▲	
35									

(Continued Next Page)



1310 Neptune Drive
 Boynton Beach, FL 33426
 Telephone: (561) 736-4900
 Fax: (561) 737-9975

BORING NUMBER B-1 @ 151

PAGE 2 OF 2

PROJECT NUMBER 154.7

CLIENT New Urban Communities

PROJECT NAME Courthouse Annex

PROJECT LOCATION SE Ocean Boulevard and Detroit Avenue, Stuart, Florida

TEST NUTTING BOREHOLE 3-154.7 NEW COMMUNITIES - COURTHOUSE ANNEX SE OCEAN BOULEVARD AND DETROIT AVENUE STUART GPJ GINT US GDT 7/30/21

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	Blows	N-Value	▲ SPT N VALUE ▲			
						10	20	30	40
						PL	MC	LL	
						20	40	60	80
						□ FINES CONTENT (%) □			
						20	40	60	80
35		Lt. brown fine SAND <i>(continued)</i>							
		Gray fine SAND	X SS 12	3-4-9-12	13	▲			
40									
			X SS 13	4-4-7-9	11	▲			
45									
		Lt. brown LIMESTONE	X SS 14	50/4"	100+				
		Bottom of hole at 48.3 feet.							>>▲



1310 Neptune Drive
Boynton Beach, FL 33426
Telephone: (561) 736-4900
Fax: (561) 737-9975

BORING NUMBER B-1 @ 199

PAGE 1 OF 2

PROJECT NUMBER 154.7
CLIENT New Urban Communities PROJECT NAME Courthouse Annex
PROJECT LOCATION SE Ocean Boulevard and Detroit Avenue, Stuart, Florida

DATE STARTED 7/27/21 COMPLETED 7/27/21 SURFACE ELEVATION REFERENCE Approx. @ Road Crown
DRILLING METHOD Standard Penetration Boring GROUND WATER LEVELS:
LOGGED BY T. Donovan CHECKED BY C. Gworek ☒ AT TIME OF DRILLING 4.5 ft
APPROXIMATE LOCATION OF BORING As located on site plan @ 199 SE Ocean Blvd.

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	Blows	N-Value	▲ SPT N VALUE ▲			
						10	20	30	40
						PL	MC	LL	
0						20	40	60	80
						□ FINES CONTENT (%) □			
						20	40	60	80
		Lt. gray fine SAND	AU 1						
			AU 2						
5			SS 3	6-7-7-7	14		▲		
			SS 4	4-8-12-16	20		▲		
		Brown fine SAND	SS 5	9-12-14-20	26			▲	
10			SS 6	9-10-12-14	22		▲		
			SS 7	6-8-12-13	20		▲		
15									
		Lt. brown fine SAND	SS 8	6-8-12-13	20		▲		
20									
			SS 9	8-8-12-13	20		▲		
25									
			SS 10	9-10-16-13	26			▲	
30									
			SS 11	3-6-4-3	10		▲		
35									

(Continued Next Page)



1310 Neptune Drive
Boynton Beach, FL 33426
Telephone: (561) 736-4900
Fax: (561) 737-9975

BORING NUMBER B-2 @ 151

PAGE 1 OF 2

PROJECT NUMBER 154.7
CLIENT New Urban Communities PROJECT NAME Courthouse Annex
PROJECT LOCATION SE Ocean Boulevard and Detroit Avenue, Stuart, Florida

DATE STARTED 7/26/21 COMPLETED 7/26/21 SURFACE ELEVATION REFERENCE Approx. @ Road Crown
DRILLING METHOD Standard Penetration Boring GROUND WATER LEVELS:
LOGGED BY T. Donovan CHECKED BY C. Gworek ☒ AT TIME OF DRILLING 6.5 ft
APPROXIMATE LOCATION OF BORING As located on site plan @ 151 SE Ocean Blvd.

TEST NUTTING BOREHOLE 3-154.7 NEW COMMUNITIES - COURTHOUSE ANNEX SE OCEAN BOULEVARD AND DETROIT AVENUE STUART GPJ GINT US.GDT 7/30/21

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	Blows	N-Value	▲ SPT N VALUE ▲			
						10	20	30	40
						PL	MC	LL	
0						20	40	60	80
						□ FINES CONTENT (%) □			
						20	40	60	80
		Gray fine SAND, some limestone fragments	AU 1						
		Lt. gray fine SAND	AU 2						
5			SS 3	6-5-6-5	11		▲		
		▽ Brownish gray fine SAND	SS 4	3-3-4-7	7	▲			
			SS 5	6-7-11-13	18		▲		
10		Brown fine SAND	SS 6	9-11-12-15	23			▲	
			SS 7	8-8-9-10	17		▲		
15									
			SS 8	5-7-12-15	19		▲		
20									
		Lt. brown fine SAND	SS 9	9-9-12-11	21			▲	
25									
			SS 10	8-9-11-12	20			▲	
30									
			SS 11	3-4-3-5	7	▲			
35									

(Continued Next Page)



1310 Neptune Drive
Boynton Beach, FL 33426
Telephone: (561) 736-4900
Fax: (561) 737-9975

BORING NUMBER B-2 @ 199

PAGE 1 OF 2

PROJECT NUMBER 154.7
CLIENT New Urban Communities PROJECT NAME Courthouse Annex
PROJECT LOCATION SE Ocean Boulevard and Detroit Avenue, Stuart, Florida

DATE STARTED 7/27/21 COMPLETED 7/27/21 SURFACE ELEVATION REFERENCE Approx. @ Road Crown
DRILLING METHOD Standard Penetration Boring GROUND WATER LEVELS:
LOGGED BY T. Donovan CHECKED BY C. Gworek ☒ AT TIME OF DRILLING 4.5 ft
APPROXIMATE LOCATION OF BORING As located on site plan @ 199 SE Ocean Blvd.

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	Blows	N-Value	▲ SPT N VALUE ▲			
						10	20	30	40
						PL	MC	LL	
0						20	40	60	80
						□ FINES CONTENT (%) □			
						20	40	60	80
		Brown fine SAND, some asphalt	AU 1						
		Lt. gray fine SAND	AU 2						
5		Gray fine SAND, some root	SS 3	6-5-5-6	10	▲			
		Lt. gray fine SAND	SS 4	3-6-10-13	16		▲		
10		Brown fine SAND	SS 5	7-7-11-13	18		▲		
			SS 6	7-8-9-9	17		▲		
15			SS 7	5-6-7-5	13		▲		
20			SS 8	6-5-9-9	14		▲		
25			SS 9	7-7-8-18	15		▲		
30			SS 10	5-8-12-13	20			▲	
35			SS 11	6-7-8-10	15			▲	

(Continued Next Page)

EXFILTRATION TEST RESULTS

Report of Exfiltration Test

Client: New Urban Communities Order No 154.7
 Project: Courthouse Annex Report No 1
 Location: SE Ocean Boulevard and Detroit Avenue Date: 7/26/21
Stuart, Florida
 Test: Usual Open Hole Exfiltration Test
 Surface Elevation: Approx. @ Road Crown Water table from ground surface: >6'
 Casing Diameter: 6"
 Tube Depth: 6'

Hydraulic Conductivity (K) = 2.27×10^{-3} cfs/ft²ft.head

EXFIL NO. 1		One Minute Increme	Pump Rate in Gal/Min
Sample Location: <u>Approx. as located on site plan.</u> Material: 0-6' Gray fine SAND	1	30+	
	2	30+	
	3	30+	
	4	30+	
	5	30+	
	6	30+	
	7	30+	
	8	30+	
	9	30+	
	10	30+	

Report of Exfiltration Test

Client:	<u>New Urban Communities</u>	Order No	<u>154.7</u>
Project:	<u>Courthouse Annex</u>	Report No	<u>2</u>
Location:	<u>SE Ocean Boulevard and Detroit Avenue</u>	Date:	<u>7/26/21</u>
	<u>Stuart, Florida</u>		
Test:	<u>Usual Open Hole Exfiltration Test</u>		
Surface Elevation:	<u>Approx. @ Road Crown</u>	Water table from ground surface:	<u>>6'</u>
Casing Diameter:	<u>6"</u>		
Tube Depth:	<u>6'</u>		

Hydraulic Conductivity (K) = 2.27×10^{-3} cfs/ft²ft.head

EXFIL NO. 2		One Minute Increme	Pump Rate in Gal/Min
Sample Location: <u>Approx. as located on site plan.</u>		1	30+
		2	30+
		3	30+
		4	30+
		5	30+
		6	30+
		7	30+
		8	30+
		9	30+
		10	30+
Material:	0-6' Gray fine SAND		

SOILS CLASSIFICATION CRITERIA

LIMITATIONS OF LIABILITY

LIMITATIONS OF LIABILITY

WARRANTY

We warrant that the services performed by Nutting Engineers of Florida, Inc. are conducted in a manner consistent with that level of care and skill ordinarily exercised by members of the profession in our area currently practicing under similar conditions at the time our services were performed. **No other warranties, expressed or implied, are made.** While the services of Nutting Engineers of Florida, Inc. are a valuable and integral part of the design and construction teams, we do not warrant, guarantee or insure the quality, completeness, or satisfactory performance of designs, construction plans, specifications we have not prepared, nor the ultimate performance of building site materials or assembly/construction.

SUBSURFACE EXPLORATION

Subsurface exploration is normally accomplished by test borings; test pits are sometimes employed. The method of determining the boring location and the surface elevation at the boring is noted in the report. This information is represented in the soil boring logs and/or a drawing. The location and elevation of the borings should be considered accurate only to the degree inherent with the method used and may be approximate.

The soil boring log includes sampling information, description of the materials recovered, approximate depths of boundaries between soil and rock strata as encountered and immediate depth to water data. The log represents conditions recorded specifically at the location where and when the boring was made. Site conditions may vary through time as will subsurface conditions. The boundaries between different soil strata as encountered are indicated at specific depths; however, these depths are in fact approximate and dependent upon the frequency of sampling, nature and consistency of the respective strata. Substantial variation between soil borings may commonly exist in subsurface conditions. Water level readings are made at the time and under conditions stated on the boring logs. Water levels change with time, precipitation, canal level, local well drawdown and other factors. Water level data provided on soil boring logs shall not be relied upon for groundwater based design or construction considerations.

LABORATORY AND FIELD TESTS

Tests are performed in *general* accordance with specific ASTM Standards unless otherwise indicated. All criteria included in a given ASTM Standard are not always required and performed. Each test boring report indicates the measurements and data developed at each specific test location.

ANALYSIS AND RECOMMENDATIONS

The geotechnical report is prepared primarily to aid in the design of site work and structural foundations. Although the information in the report is expected to be sufficient for these purposes, it shall not be utilized to determine the cost of construction nor to stand alone as a construction specification. Contractors shall verify subsurface conditions as may be appropriate prior to undertaking subsurface work.

Report recommendations are based primarily on data from test borings made at the locations shown on the test boring reports. Soil variations commonly exist between boring locations. Such variations may not become evident until construction. Test pits sometimes provide valuable supplemental information that derived from soil borings. If variations are then noted, the geotechnical engineer shall be contacted in writing immediately so that field conditions can be examined and recommendations revised if necessary.

The geotechnical report states our understanding as to the location, dimensions and structural features proposed for the site. **Any significant changes of the site improvements or site conditions must be communicated in writing to the geotechnical engineer immediately** so that the geotechnical analysis, conclusions, and recommendations can be reviewed and appropriately adjusted as necessary.

CONSTRUCTION OBSERVATION

Construction observation and testing is an important element of geotechnical services. The geotechnical engineer's field representative (G.E.F.R.) is the "owner's representative" observing the work of the contractor, performing tests and reporting data from such tests and observations. **The geotechnical engineer's field representative does not direct the contractor's construction means, methods, operations or personnel.** The G.E.F.R. does not interfere with the relationship between the owner and the contractor and, except as an observer, does not become a substitute owner on site. The G.E.F.R. is responsible for his/her safety, but has no responsibility for the safety of other personnel at the site. The G.E.F.R. is an important member of a team whose responsibility is to observe and test the work being done and report to the owner whether that work is being carried out in general conformance with the plans and specifications. The enclosed report may be relied upon solely by the named client.

SOIL AND ROCK CLASSIFICATION CRITERIA

SAND/SILT

N-VALUE (bpf)	RELATIVE DENSITY
0 – 4	Very Loose
5 – 10	Loose
11 – 29	Medium
30 – 49	Dense
>50	Very dense
100	Refusal

CLAY/SILTY CLAY

N-VALUE (bpf)	UNCONFINED COMP. STRENGTH (tsf)	CONSISTENCY
<2	<0.25	v. Soft
2 – 4	0.25 – 0.50	Soft
5 – 8	0.50 – 1.00	Medium
9 – 15	1.00 – 2.00	Stiff
16 – 30	2.00 – 4.00	v. Stiff
>30	>4.00	Hard

ROCK

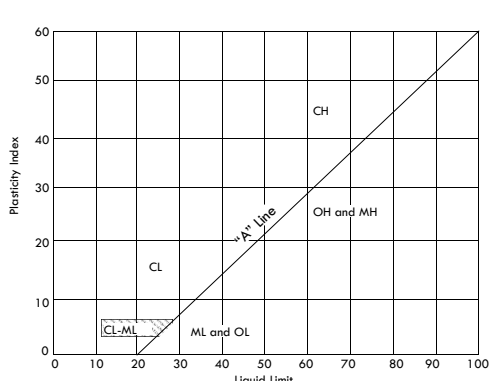
N-VALUE (bpf)	RELATIVE HARDNESS	ROCK CHARACTERISTICS
$N \geq 100$	Hard to v. hard	Local rock formations vary in hardness from soft to very hard within short vertical and horizontal distances and often contain vertical solution holes of 3 to 36 inch diameter to varying depths and horizontal solution features. Rock may be brittle to split spoon impact, but more resistant to excavation.
$25 \leq N \leq 100$	Medium hard to hard	
$5 \leq N \leq 25$	Soft to medium hard	

PARTICLE SIZE

Boulder	>12 in.
Cobble	3 to 12 in.
Gravel	4.76 mm to 3 in.
Sand	0.074 mm to 4.76 mm
Silt	0.005 mm to 0.074 mm
Clay	<0.005 mm

DESCRIPTION MODIFIERS

0 – 5%	Slight trace
6 – 10%	Trace
11 – 20%	Little
21 – 35%	Some
>35%	And

Major Divisions			Group Symbols	Typical names	Laboratory classification criteria			
Coarse-grained soils (More than half of material is larger than No. 200 sieve size)	Gravels (More than half of coarse fraction is larger than No. 4 sieve size)	Clean gravels (Little or no fines)	GW	Well-graded gavels, gravel-sand mixtures, little or no fines	$C_u = \frac{D_{60}}{D_{10}}$ greater than 4; $C_z = \frac{(D_{30})^2}{D_{10} \times D_{60}}$ between 1 and 3			
			GP	Poorly graded gravels, gravel-sand mixtures, little or no fines	Not meeting all gradation requirements for GW			
		Gravels with fines (Appreciable amount of fines)	GW*	d u	Silty gravels, gravel-sand-silt mixtures	Atterberg limits below "A" line or P.I. less than 4	Above "A" line with P.I. between 4 and 7 are <i>borderline</i> cases requiring use of dual symbols.	
			GC	Clayey gravels, gravel-sand-clay mixtures	Atterberg limits above "A" line with P.I. greater than 7			
	Sands (More than half of coarse fraction is smaller than No. 4 sieve size)	Clean sands (Little or no fines)	SW	Well-graded sands, gravelly sands, little or no fines	$C_u = \frac{D_{60}}{D_{10}}$ greater than 6; $C_z = \frac{(D_{30})^2}{D_{10} \times D_{60}}$ between 1 and 3			
			SP	Poorly graded sands, gravelly sands, little or no fines	Not meeting all gradation requirements for SW			
		Sands with fines (Appreciable amount of fines)	SM*	d u	Silty sands, sand-silt mixtures	Atterberg limits below "A" line or P.I. less than 4	Limits plotting in hatched zone with P.I. between 4 and 7 are <i>borderline</i> cases requiring use of dual system.	
			SC	Clayey sands, sand-clay mixtures	Atterberg limits above "A" line with P.I. more than 7			
			Fine-grained soils (More than half of material is smaller than No. 200 sieve size)	Silts and clays (Liquid limit less than 50)	ML	Inorganic silts and very fine sands, rock flour, silty or clayey fine sands or clayey silts with slight plasticity	 Plasticity Chart	
					CL	Inorganic clays of low to medium plasticity, gravelly clays, sandy, clays, silty clays, lean clays		
OL	Organic silts and organic silty clays of low plasticity							
Silts and clays (Liquid limit greater than 50)	MH	Inorganic silts, micaceous or diatomaceous fine sandy or silty soils, elastic silts						
	CH	Inorganic clays or high plasticity, fat clays						
	OH	Organic clays of medium to high plasticity, organic silts						
Highly organic soils	PT	Peat and other highly organic soils						

CIVITAS

101 EAST OCEAN BLVD., SUITE 203, STUART. FL 34994 * PHONE 772-287-5600

January 21, 2022

Sent Via Email: TimHernandez@Bellsouth.net

RE: Civitas

Dear Mr. Hernandez:

Thank you for taking the time to discuss your proposed plans with our Board

As you are aware, your proposed development is substantially different from the original plan that was approved by the City. That plan called for two stand alone buildings and a parking garage on our parcel.

Our building is now 14 years old. We recently completed a re-roofing project on the flat roof. We have only eleven units supporting the maintenance and upkeep of our building.

While the Board would like to see the remainder of the parcel developed and a parking lot constructed, we are not willing to do so if it affects the structural integrity of our building.

We would like to have copies of the current documents that have been submitted to the City. We would seek an independent review from both an engineer and a developer, now and upon completion of the final plans for an opinion(s) as to the affect, if any, of the construction on our building. The cost of those reviews would be borne by you.

Similarly, any and all roofing-related work for our building to complete the project would be borne by you. The nature and scope of that work would be determined by our roofer and engineer. Those opinions would be binding.

We also need confirmation from our roofer that the proposed work will not affect the Warranty provided with our recent roof work. Lastly, we would seek an agreement that any roof-related issues that surface within five years of the roof modification would be resolved at your expense.

Sincerely,



Glenn J. Webber, Esq.
President, Civitas Board of Directors